

**AGENDA**  
**SPECIAL MEETING**  
**HOLLISTER PLANNING COMMISSION**  
***ANYONE WISHING TO ADDRESS THE PLANNING***  
***COMMISSION PLEASE STEP FORWARD AND STATE YOUR***  
***NAME AND ADDRESS TO THE SECRETARY***

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

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**DATE: WEDNESDAY, APRIL 1, 2009 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST**

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**CALL TO ORDER**

**VERIFICATION OF AGENDA POSTING**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Commissioners: Chris Alvarez, Ray Friend, Charles Scott, Gabriel Torres and Chairman David Huboi

**APPROVAL OF MINUTES:** None

**COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:** This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda

**CONSENT CALENDAR:**

All matters listed under the Consent Calendar will be enacted by one motion authorizing the actions designated in the staff report. There will be no separate discussion for these items unless requested by a member of the Commission, staff, or the public.

**OLD BUSINESS:** None

**PUBLIC HEARINGS:**

1. **General Plan Amendment 2009-1** - Filed by the City of Hollister to amend Appendix A Housing Background Data and Appendix B Vacant Land Inventory of the City of Hollister General Plan. The amendment will revise the City of Hollister inventory of vacant incorporated residential land to reflect the new Title 17: Zoning Code and new Zoning Map (Ordinance 1038) adopted by the City Council in December 2008. CEQA: Categorically Exempt

2. **General Plan Amendment 2009-2** - Filed by the City of Hollister for the required fourth revision of the City of Hollister Housing Element and amendments to the Natural Resources and Conservation Element and the Health and Safety Elements of the General Plan to comply with sections 65302(d) (3) and (g) (2) of the Government Code. The Planning Commission will hold a public hearing to review the draft amendments and make a recommendation to the City Council. CEQA: Analysis is being prepared. The City Council will take final action on the environmental document when the General Plan Amendment is returned by the appropriate state departments.

**NEW BUSINESS:** None

**PLANNING DEPARTMENT REPORTS:**

**CITY ATTORNEY REPORTS:**

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT**

**NEXT REGULAR MEETING:** Thursday, April 23, 2009 at 6:00 p.m.

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].*

#### **NOTICE**

**Appeal Notice:** Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.56.

# DEVELOPMENT SERVICES DEPARTMENT

## City of Hollister Planning Division

### PLANNING COMMISSION STAFF REPORT

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<b>MEETING DATE:</b>	April 1, 2009
<b>APPLICATION No.:</b>	General Plan Amendment 2009-1
<b>APPLICANT:</b>	City of Hollister
<b>OWNER:</b>	Citywide
<b>REQUEST:</b>	Approved a General Plan Amendment Amending the technical appendices to the General Plan Housing Element that incorporate new information from the recently adopted Ordinance 1038 Zoning Ordinance and map.
<b>LOCATION:</b>	City of Hollister General Plan Planning Area
<b>CEQA:</b>	Categorical exemption: Class 6 Information Collection
<b>RECOMMENDATION:</b>	Staff recommends that the Planning Commission do the following: <ol style="list-style-type: none"><li>1. Hold a public hearing to review draft changes to the City of Hollister General Plan in General Plan Amendment 2009-1 and receive all written and oral testimony regarding the proposal.</li><li>2. Approve the attached resolution recommending that the City Council approved a categorical exemption and General Plan Amendment 2009-1.</li></ol>
<b>STAFF PLANNER:</b>	M. Abraham Prado, Assistant Planner – 636-4360 Mary M. Paxton, Planning Manager

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<b>DICUSSION:</b>	Article 10.6 of the Government Code establishes a timeline for periodic revisions to housing elements and general
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criteria for regional governments to assign a Regional Housing Needs Allocation (RHNA) for 'new construction' in a program period for a housing element. Article 10.6 also requires that a local agency demonstrate that it has an inventory of sites available to meet the new construction requirements of the RNHA.

The City of Hollister forwarded a draft Housing Element to be reviewed by the State of California, Department of Housing and Community Development on March 30, 2004 and received written comments from the State. The City Council considered the comments and incorporated changes into the adopted 2005-2023 General Plan. However, due to other extenuating factors, the General Plan was adopted without the required sites inventory. The General Plan was amended with an inventory of sites added to Appendix B and resubmitted to the State in March of 2008. A comment letter was received on June 16, 2008 from the California Department of Housing and Community Development (HCD) (See Attachment A). The letter raised an issue related to recently enacted Senate Bill 1233 (Jones) requires potential housing sites in a Housing Element Inventory to be rezoned within the first year of a planning period for a new housing element (See Attachment B).. If a local agency does not rezone the sites during the planning period, the shortfall will be carried forward to the next program period.

The City of Hollister replaced the zoning ordinance and map in Title 17 of the Hollister Municipal Code in December of 2008. The new Ordinance and map were submitted to HCD with a request that the agency determine that the City of Hollister has complied with the requirements of demonstrating that there are sufficient zoned residential sites in the city limits to meet the RHNA new construction needs for the 2000-2008 program period.

HCD has made a preliminary determination that the inventory is acceptable. However, the agency will not make a formal determination unless the City of Hollister amends the Housing Element Inventory in the General Plan and resubmits the amended document for state review.

Attachment C to this report includes the existing Housing Element discussion of the sites inventory and that actual inventory which is contained in Appendix B.

Staff has prepared an amended sites inventory for proposed General Plan Amendment 2009-1. The proposed text amendment is provided in Exhibit 1 of the attached draft resolution. Staff recommends approval of the attached resolution recommending that the City Council approved a categorical exemption and General Plan Amendment 2009-1.

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCYARNOLD SCHWARZENEGGER, Governor**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
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June 16, 2008

Mr. William B. Avera  
Development Services Director  
City of Hollister  
375 Fifth Street  
Hollister, CA 95023

Dear Mr. Avera:

**RE: Review of the City of Hollister's Adopted Housing Element**

Thank you for submitting Hollister's adopted housing element received for the Department's review on March 18, 2008. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h). A telephone conversation with Ms. Mary Paxton, Planning Manager, facilitated the review.

Though the adopted element has incorporated revisions to the site inventory, including a parcel specific listing of sites, the adopted element did not address the statutory findings described in the Department's March 30, 2004 review. As a result, revisions are still needed for the element to comply with State housing element law (Article 10.6 of the Government Code). In particular, the land inventory analysis will need to be expanded to include information on the City's efforts to rezone parcels for high density and mixed-use development and include updated program implementation timelines to encourage and facilitate development on these sites within the current planning period. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

For your information, Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority water and sewer service to developments with units affordable to lower-income households. The statute also requires local governments to immediately deliver the housing element to water and sewer providers. The Department recommends including a cover memo describing the City's housing element, including its housing needs and share of the regional housing need (see enclosed memo).

In addition, the City should also note that recent statutory changes to State housing element law (Chapter 633, Statutes of 2007) require local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including identifying zone(s) where emergency shelters are allowed as a permitted use without a conditional use permit.

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Mr. William Avera  
Page 2

The City's updated housing element for the next planning period, due August 30, 2009, must comply with these new requirements. Additional information on this requirement is available online in the Department's newest technical assistance tool, *Building Blocks for Effective Housing Elements* at [http://www.hcd.ca.gov/hpd/housing\\_element/index.html](http://www.hcd.ca.gov/hpd/housing_element/index.html).

The Department would be happy to arrange a meeting in either Hollister or Sacramento to provide any assistance needed to facilitate your efforts to bring the element into compliance. If you have any questions or would like assistance, please contact Jennifer Seeger, of our staff, at (916) 322-4263.

Sincerely,



Cathy E. Creswell  
Deputy Director

Enclosure

cc: Mary Paxton, Planning Manager, City of Hollister

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## APPENDIX CITY OF HOLLISTER

The following changes would bring Hollister's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at [www.hcd.ca.gov/hpd](http://www.hcd.ca.gov/hpd). Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements* (Building Blocks) available at [http://www.hcd.ca.gov/hpd/housing\\_element/index.html](http://www.hcd.ca.gov/hpd/housing_element/index.html), the Department's publication, *Housing Element Questions and Answers (Qs & As)*, and the Government Code addressing State housing element law and other resources.

### A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65533(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

For the 2000 – 2009 planning period, the City of Hollister has a regional housing need allocation (RHNA) of 3,154 housing units, of which 1,199 units are for lower-income households. The element indicates (page A-40), a total of 1,220 units, of which 226 are affordable to lower-income households have been approved since the beginning of the planning period. However, due to a moratorium on development pending completion of wastewater treatment facility, these units have not been permitted. The wastewater treatment plant is anticipated to be completed in December of 2008, at which time these units will be permitted and development will proceed. The element indicates the City has prepared and approved a build-out schedule for these units by permitting the construction of 350 units for the first three years and 315 units in years four through six once the moratorium is lifted in December 2008. It is our understanding this build-out allocation is in addition to the 244 unit allocation set by Measure U leaving the City with a remaining regional need of 1,934 units, of which 923 are for lower-income households.

Sites Inventory: The element has been revised to include a parcel specific inventory (Appendix B) of vacant and underutilized (mixed-use reuse) sites as well as sites within the City's sphere of influence and General Plan planning area. Additional information, however, is required to demonstrate the adequacy of these sites to accommodate the City's remaining regional housing. In particular, the element must be revised as follows:

- Appendix B now includes information on vacant sites available for higher density (HDR) and mixed-use development (Table B-2) indicating a potential for an additional 2,696 units. It is unclear, however, if these sites are currently zoned and will be available for development once the building moratorium is lifted as planned in December 2008. For example, in Table B-2, the element indicates a total of 47.27 acres of General Plan Designated HDR which allows between 12 – 35 units/acre (per Table B-1). Table B-2, however, also indicates existing

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- 2 -

zoning on these sites comprise a variety of zoning classifications including C-H-S, RD, R1, R-3-S and R-4-S but then indicates only 20 of the 47.27 acres requiring rezoning. These zones appear only to allow differing maximum densities between 5, 10 and 20 units/acre, none of which appear to currently allow 3-5 units/acre.

As there is only approximately one year remaining in the current planning period, it is critical sites are available for development at the time the moratorium is lifted. The Department's previous review stated the timing of proposed rezoning is critical to the City's ability to address the remainder of its RHNA and should, therefore, occur early in the planning period. Rezoning, especially to higher density multifamily, should occur prior to the lifting of the building moratorium. The element provides no indication this has occurred.

- In addition, as Hollister is relying primarily on sites within the City limits in HDR and mixed-use designated areas to meet its remaining regional housing need, the element should also include a discussion of lot consolidation potential particularly for those sites that appear to be within close proximity (i.e. Line Street, Fourth Street, Jan Avenue). This is particularly important as several of the sites appear to be smaller than one acre in size and the necessary economies of scale to facilitate development of housing affordable to lower-income households. For example, assisted housing developments utilizing State or federal financial resources typically include at least 50 to 80 units.
- The element must also describe the methodology used to determine the anticipated development capacity of sites identified in Appendix B. While the element indicates an average density of 29 units/acre in HDR and between 28 and 32 units/acre on sites zoned for mixed-use, there is no information on how these anticipated capacities are determined. The determination of realistic capacity should consider the cumulative impacts of existing or planned land-use controls including maximum lot coverage, height, open space, parking, FARs, site improvement requirements, site improvement requirements, and consideration of recent development trends within the zones. For mixed-use or commercial sites, the element should also account for potential non-residential uses and could consider any performance standards such as mandating a specified portion of a mixed-use site as non-residential (i.e., first floor, front space as commercial). The element should also clarify how the varying average densities for mixed-use sites were determined for the West Gateway (28 units/acre) and Sunnyslope/Cushman (32 units/acre) sites.

In addition, Program H.C(c) states Hollister will identify minimum density standards within the first year. It is unclear, however, if such standards have been adopted. If so, the City may rely on these minimums in demonstrating realistic capacity of sites included in the inventory.

- If relying on non-vacant (mixed-use reuse sites) and sites within the City's sphere of influence or General Planning area, additional information will be necessary to demonstrate the adequacy of these sites to accommodate the remaining need within the current planning period. For non-vacant/underutilized sites (mixed-use reuse), the element must include a detailed description of existing uses on sites to demonstrate the feasibility of redevelopment or reuse of these sites with residential

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- 3 -

uses. While the element currently identifies 38 acres of Mixed-Use – Reuse within the Downtown Hillcrest and Downtown Commercial areas (Table B-2), the element should describe the methodology used to establish the development potential considering all of the following: 1) the extent existing uses may constitute an impediment to additional residential development; 2) development trends; 3) market conditions; and 4) availability of regulatory and/or other incentives such as expedited permit processing, and fee waivers or deferrals. In addition, for sites within the City's Sphere of Influence, while the element has been revised to include information on the pre-zoning of residential sites (Table B-3) in order to demonstrate the suitability of sites, the element must contain a program committing the City to annex the identified parcels early enough in the planning period such that development could occur and demonstrate adequate infrastructure capacity to accommodate development on those sites.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 (Section 65583(a)(5)).*

Growth Control Ordinance (Measure U): Program H.I indicates the City will develop rating criteria for the Growth Control Ordinance, including providing priority allocation to projects that include affordable components, by September 2007. This date, however, appears to have been postponed until 2008 to coincide with the lifting of the moratorium. Based on our conversation, a draft allocation plan has been prepared and Hollister is considering allocating 3 years of permits at one time to ensure the best possible projects – including multifamily developments – are approved. The element must include specific information on when the City will formally adopt the rating criteria and include a thorough description of the how permits will be allocated including a comprehensive listing of point categories and analysis of the process for impacts on cost, approval certainty and affordability – particularly for multifamily developments. While the element includes various strategies to mitigate potential actions and encourage development, given that certain provisions of the Growth Control Ordinance cannot be amended until the expiration of Measure U, the element should more clearly indicate which actions will be implemented within the remaining planning period and provide specific implementation dates for Programs H.H, H.I and H.DD. In addition, the element should indicate the expiration date of Measure U.

As indicated, under City Council Resolution 2007-58, the growth allocation under the City's Growth Management Ordinance has been increased to 350 units per year for the first three years after the wastewater treatment plant is completed in December 2008. However, as there is just one remaining year in the current planning period, there appears to be insufficient capacity under the Growth Management Ordinance to accommodate the City's remaining regional housing allocation of 1,934.

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Key Provisions of Government Code Section 65584.09:

- Where a local government failed to identify or make adequate sites available in the prior planning period, the jurisdiction must zone or rezone adequate sites to address the unaccommodated housing need within the first year of the new planning period. In addition to demonstrating adequate sites for the new planning period, the updated housing element must identify the unaccommodated housing need by income level. To determine the unaccommodated need, jurisdictions could take the following steps:
  - Subtract the number of units approved or constructed (by income) since the beginning of the previous planning period's RHNA baseline date.
  - Subtract the number of units that could be accommodated on any appropriately zoned sites specifically identified in the element adopted for the previous planning period (not counted above).
  - Subtract the number of units accommodated on sites that have been rezoned for residential development pursuant to the site identification programs in the element adopted for the prior planning period.
  - Subtract the number of units accommodated on sites rezoned for residential development independent of the sites rezoned in conjunction with the element's site identification programs as described above.

***Equals (=) the "unaccommodated housing need"***

Example:

City "A" had a RHNA of 1,000 housing units. While the element demonstrated it had sufficient sites to accommodate 850 units, it contained a rezone program to accommodate the 150 unit remaining need for lower income households. By the time of the next housing element update, the City had not completed the rezoning as described in the housing element program action. Over the previous 5 years, 1,025 units were constructed (including 175 units affordable to lower-income households). Although the rezoning program was not completed using sites described in the element, the City was able to rezone a smaller 2 acre parcel to high density residential, which could accommodate 40 lower-income units.

	<b><i>Very Low</i></b>	<b><i>Low</i></b>	<b><i>Moderate</i></b>	<b><i>Above Moderate</i></b>
<b><i>RHNA</i></b>	<b><i>150</i></b>	<b><i>250</i></b>	<b><i>200</i></b>	<b><i>400</i></b>
<b><i>1) Units constructed</i></b>	<b><i>50</i></b>	<b><i>125</i></b>	<b><i>100</i></b>	<b><i>750</i></b>
<b><i>2) Previously identified sites currently available (Capacity)</i></b>	<b><i>25</i></b>	<b><i>50</i></b>	<b><i>100</i></b>	<b><i>N/A</i></b>
<b><i>3) Sites rezoned pursuant to Housing Element Program</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>N/A</i></b>	<b><i>N/A</i></b>
<b><i>4) Sites rezoned (other)</i></b>	<b><i>20</i></b>	<b><i>20</i></b>	<b><i>0</i></b>	<b><i>N/A</i></b>
<b><i>Remaining Need</i></b>	<b><i>55</i></b>	<b><i>55</i></b>	<b><i>0</i></b>	<b><i>N/A</i></b>
<b><i>Total Remaining Need</i></b>	<b><i>110</i></b>			

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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**DATE:** June 20, 2007

**MEMORANDUM FOR:** Planning Directors  
Interested Parties

**FROM:**   
Cathy E. Creswell, Deputy Director  
Division of Housing Policy Development

**SUBJECT:** Application of Government Code Section 65584.09  
(Chapter 614, Statutes of 2005 [AB 1233])

AB 1233 (Jones), Chapter 614, Statutes of 2005, amended State housing element law to promote effective and timely implementation of local housing elements. This bill requires sites to be rezoned by prescribed deadlines when a jurisdiction fails to adopt an adequate housing element or fails to timely implement programs in its housing element to identify adequate sites pursuant to Government Code Section 65583(c)(1). Government Code Section 65584.09, which took effect on January 1, 2006, requires local governments to zone or rezone adequate sites, within the first year of the new planning period, to address any portion of the Regional Housing Needs Allocation (RHNA) for which the jurisdiction failed to identify or make available sites in the prior planning period. This memorandum is provided to assist local government in addressing the new requirement.

Government Code Section 65584.09 generally will not apply to local governments where the current element was found in compliance by HCD and either:

- the inventory of sites required by Section 65583(a)(3) identified adequate sites; or
- the program actions in the element to rezone or provide adequate sites were fully implemented and made available adequate sites.

Government Code Section 65584.09 will apply to local governments that:

- failed to adopt an updated housing element for the prior planning period;
- adopted a housing element found out of compliance by HCD due to their failure to substantially comply with the adequate sites requirement;
- failed to implement the adequate sites programs to make sites available within the planning period; or
- failed to identify or make available adequate sites to accommodate a portion of the regional housing need.

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As a result, City "A" has an unaccommodated need of 110 units for lower-income households and must identify or rezone sufficient sites to address this need within the first year of the new planning period.

- Once a determination has been made that an unaccommodated housing need exists, cities and counties must identify sites that are appropriately zoned, or will be appropriately zoned within the first year of the new planning period, to meet the unaccommodated housing need. For local governments within Southern California Association of Governments (SCAG), whose housing element updates are due no later than June 30, 2008, the rezones would need to be completed by June 30, 2009.
- The sites "made available" as part of the rezone program must comply with the site suitability requirements set forth in Government Code Section 65583.2 (Chapter 724, Statutes of 2004 [AB 2348]). Refer to the Department's AB 2348 technical assistance publication (dated June 9, 2005).
- Within the first year of the new planning period, cities and counties must adopt and complete program commitments to zone and/or rezone sites to address the unaccommodated housing need for the previous planning period for which sites were not identified. This requirement is in addition to the requirement to identify other specific sites to accommodate the RHNA for the new planning period. The jurisdiction may not count capacity on the same sites for both planning periods. This requirement is set forth in Government Code Section 65584.09(b) which states, "*the requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period*".

The Department hopes this information is helpful. For your assistance, on the following page, the specific language of Government Code Section 65584.09 is included. If you have any questions or would like additional information or technical assistance, please contact the Division of Housing Policy Development's Housing and Land-Use Specialists, Don Thomas or Paul McDougall, at (916) 445-4728.

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**Government Code Section 65584.09**

- (a) For housing elements due pursuant to Section 65588 on or after January 1, 2006, if a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period.**
- (b) The requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period.**
- (c) Nothing in this section shall be construed to diminish the requirement of a city or county to accommodate its share of the regional housing need for each income level during the planning period set forth in Section 65588, including the obligations to (1) implement programs included pursuant to Section 65583 to achieve the goals and objectives, including programs to zone or rezone land, and (2) timely adopt a housing element with an inventory described in paragraph (3) of subdivision (a) of Section 65583 and a program to make sites available pursuant to paragraph (1) of subdivision (c) of Section 65583, which can accommodate the jurisdiction's share of the regional housing need.**

13

- 4 -

For your information, while the City appears unable to accommodate its remaining regional need of 1,934 units by the end of the current planning period given the constraints of the Growth Management Ordinance and the RWQCB Cease and Desist Order, if the element is revised to adequately demonstrate the availability of sites (as outlined under finding A1) with appropriate zoning, development standards and infrastructure capacity to accommodate the remaining need, the City will have met its requirement to identify and make sites available in the planning period and would not be subject to the provisions of Chapter 614, Statutes of 2005 (AB 1233), requiring jurisdictions to zone or rezone sites to address its unaccommodated housing need from the previous planning period within the first year of the new planning period.

## **B. Housing Programs**

1. *Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land-use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

The element now includes a revised schedule of programs with implementation to occur within one-year, two-year, three-year, five-year and ongoing timeframes (pages 3.26 to 3.44). It is unclear, however, to which specific calendar years these implementation dates correspond (i.e. 2006, 2007, 2008, etc). The element should be revised to include specific calendar year dates by which programmatic actions will be implemented.

In addition, the element includes several critical actions for which implementation dates have passed. The element must include updated information on the status of these programs, including revised implementation dates if the action has not occurred. Programs to be revised include, but are not limited to, the following:

Program H.J: The element indicates the program is to be implemented within two years. The element should reflect whether the City adopted a reasonable accommodation ordinance and if so, when.

Program H.O: Did the City complete adoption of a second-unit amnesty program by January 2007? What progress has been made in retaining and upgrading existing second units to meet the stated objective of between 50 and 100 units between 2007 and 2009?

Program H.EE: Did the City adopt Density Bonus Ordinance by December 2006 and complete a feasibility study by January 2008? Is the City on track to develop an incentive package for affordable housing development by October 2008 to allow for projects to benefit from these incentives as soon as the moratorium is lifted? In addition, the City should review its density bonus ordinance for compliance with recent statutory amendments (Chapter 1928, Statutes of 2004) to State density bonus law (Government Code Section 65915). A copy of the current law has been included for your reference.

Program H.MM: Was the plan established by January 2008?

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- 5 -

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing.*

As noted in finding A1, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or strengthen programs to address a shortfall of sites or zoning available to encourage a variety of housing types. At a minimum, the element should be revised as follows:

Program H.H: Provide a specific date by which the City will amend its Growth Control Ordinance. The element should also indicate how reserved allocations will be permitted. For example, will affordable family units have to compete with non-affordable senior units for reserved allocation?

Program H.W: Given the importance of mixed-use development to the City's ability to demonstrate adequate sites during the planning period, the element should provide information on any progress in implementation and provide updated implementation dates prior to lifting the building moratorium to provide specific development standards and incentives for the realistic development potential of mixed-use sites within the remaining planning period.

Programs H.X: The element states the City will "review and consider" modifying the existing second-unit development requirements. The program must be revised to include specific commitments to implementation. While the element states Hollister will provide for ministerial review of second-unit applications, it is not clear if this action has occurred. Please note, Government Code Section 65852.2 requires development applications for second units to be considered ministerially without discretionary review or a hearing and must apply predictable, objective, fixed, quantifiable and clear standards for approval.

Program H.DD: The element states the City will consider amending the Growth Control Ordinance to exempt lower-income units and new units within the Downtown Commercial Mixed-Use designation. The program must be revised to include specific commitments to implementation including the current status of efforts and dates by which the City anticipates amending the Ordinance.

Program H.KK: If the City is relying on non-vacant sites (mixed-use reuse) to accommodate a portion of its remaining regional need in the current planning period, the City should expand this program to detail how the City will encourage such development by detailing any existing or planned financial assistance, regulatory concessions or incentives the City will offer to encourage and facilitate including, but not limited to, organizing special marketing events geared towards the development community, posting the sites inventory on the local government's webpage, identifying and targeting specific financial resources and reducing appropriate development standards.

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The Regional Housing Needs Plan is based on assumptions for (1) employment-generated population growth; (2) growth in agricultural employment (expected to be minimal); (3) historic patterns of population growth (1990-2000); (4) that the primary employment center will continue to be Hollister and San Juan Bautista, and employment generated housing demand will affect these two communities the most; (5) the residence and commuting patterns of the percentage of homeowners relative to renters should remain stable between 2001 and 2008; (6) the City of Hollister and some of the unincorporated areas of the County will be affected more by commuter-driven population growth than by employment generated population growth; and (7) the relative change in income distribution for each COG member jurisdiction is based on the change reported by the Census Bureau for the period 1990 to 2000.

It is noteworthy that Hollister is expected to have a substantially higher number of low-income households in comparison to the county at-large, while San Juan Bautista and the unincorporated county area are expected to have substantially smaller percentages of low-income households. Nevertheless, it is also noteworthy to compare the RHNP distribution to the current breakdown of households by income in Hollister.

## WHERE CAN WE PUT NEW HOUSING?

### Approved Development Projects

A building moratorium has been effect in the City of Hollister since May, 2002 due to inadequate sewerage capacity. Prior to the imposition of the building moratorium, 1,194 new housing units had been approved and/or allocated for development. These projects are expected to be constucted once the new sewerage treatment plant is

completed in December 2008:

- **Vista Meadows.** This 72-unit low-income senior housing project is being developed by South County Housing, one of the largest non-profit developers of affordable housing in the region. The 3-acre site is located on Park Street and is zoned R-3S.
- **Westside Apartments.** This project is being developed by Community Services Development Corporation, a non-profit affordable housing developer located in Hollister. The project is located on a 2-acre site on Westside Blvd. and San Juan Road that is zoned R-3. The development will serve large, low-income families and will contain 11 three and four bedroom units, outdoor common space, and a play area for children.
- **Palm Court Apartments.** The City of Hollister Redevelopment Agency (RDA) is currently working with the Community Services Development Corporation (CSDC) to replace 12 dilapidated housing units with new three and four bedroom apartments on this 1-acre site located on Line Street. Units will be replaced as tenants voluntarily leave. All new units will be affordable to low-income families. The RDA is providing a \$1 million low-interest loan to this project.
- **Hillview.** South County Housing is developing 25 single family houses for low-income households on this 2-acre site on Buena Vista. Homes are expected to be approximately 1,800 square feet on 6,000 square foot lots. The property is zoned R1.
- **Estancia Senior Village.** Warmington homes is developing a planned unit development (PUD) housing project targeted to the senior market on a 12-acre site zoned R-3PD. The project will contain 170 units approximately 1,100-1,200 square feet in size. Forty percent of the units, or 68 units, will be deed-restricted as low-income housing, and the remaining 60%, or 102 units, will be market-rate housing affordable to moderate income households.
- **West of Fairview.** Award Homes is developing 677 housing units on 125 acres, zoned West Fairview Road District (RWF) in the West of Fairview Specific Plan Area. There will be 517 single family dwelling units, 100 apartment units with fifty multi-family rental units designated very low income, fifty multi-family units designated as low-income units and 30 garden homes will be reserved for moderate income households.
- **Intravia Duplex.** A duplex has been approved on San Benito Street in the Central Residential (RD) District. The two market-rate units

will be affordable to moderate-income households.

- **Market Rate Lots:** There are an additional 232 market rate dwelling units that can be constructed when the moratorium lifts from the following developments: Anderson Homes - 6; Cerra Vista 4 - 20; Eden West - 55; Hillock Ranch - 41; La Baig Phases 7&8 - 17; Palmtag Subdivision - 2; Walnut Park Units 8A and 8B - 32; Valley View Phases 3&6 - 14.

### Additional Housing Capacity

Appendix B includes inventories of vacant residential and the new mixed use land use designation based on General Plan Land Use Map 2. Table B-2 of Appendix B lists the acreage of developable lands in the city limits. In addition to the 1,194 dwelling units that have been developed as lots and/or approved for development or with allocations, there is capacity for over 4,000 housing units just in the city limits with services available after the moratorium is lifted. Potential development from approved/allocated development and vacant land in the city limits exceeds the entire new construction need of 3,154 units. The majority of the developable land would be at sites with densities greater than eight units per acre. The ability to develop lands with higher development densities will fulfill Housing Element goals and

**Table A23: Additional Housing Capacity Resulting From Proposed Changes In Residential Land Use**

Land Use	Existing Land Area (Acres)	Proposed Land Area (Acres)	Net Change	Density Range	Typical Density	Additional Housing Capacity
Low Density/ Single Family	3,066	3,235	+163	1 - 8	6	978
Medium Density/ Two-Family	238	326	+87	8 - 12	10	870
High Density/ Multi-Family	186	375	+186	12 - 35	24	4,464
Mixed-Use	n/a	136	+136	25 - 40	32	2,080 <sup>1</sup>
<b>Total</b>	<b>3,490</b>	<b>4,072</b>	<b>+572</b>			<b>8,392</b>

Source: Moore Iacofano Goltsman Inc. (2003)

<sup>1</sup>Build out is based on 50% of acreage because some areas will be developed for commercial.



programs to stimulate construction of a variety of housing types and more multi-family housing for all segments of the community.

The City of Hollister is adopting a land use plan that zones additional land for all residential land use categories and provides for phased annexation of land in the surrounding Planning Area and increases the areas for higher density development and mixes residential into some commercial areas. Table 23 below shows that an additional 572 acres will be zoned for residential use over the General Plan planning period. Of this land, the single family district will gain 163 acres and will increase by approximately 5.5%. The two-family district will increase by 87 acres, an additional 37% over the current land area. Land zoned for high density will increase substantially by 102% with 186 additional acres designated for multi-family development.

### Mixed Use

The City is creating a new 136-acre Mixed Use zoning district that will encourage retail ground floor uses with a mix of office and residential uses on one to two floors above the ground level. The proposed Mixed Use district falls within the Redevelopment Agency Project Area and future sphere of influence expansion areas. Many incorporated lots are currently vacant, while others contain commercial and industrial uses. The City is considering a density range of 25 to 40 units for the mixed-use area, with a mid-range value of 32. At this density, housing capacity exists for 2,080+ units. It is expected that market-rate units built within the mixed-use district will be affordable to low and moderate income households.

An additional 50 acres could be available for reuse over the long term as some industrial land uses transition out of the downtown area and east of downtown (see Table B-2 of Appendix B) and the upper floors of some of the commercial structures in the Downtown Commercial Mixed Use designation are converted to housing.

### Infill Annexation

Tables B-2, B-3, and B-4 provide inventories of potential build-out from lands in the city limits, and annexation areas including the sphere of influence and the phased sphere of influence amendments shown in Map 6 Phases strategy. The City has prioritized infill development in the Sphere of Influence. There is potential for development of over 5,000 dwelling units in the Sphere of Influence (see Table B-3). The City has also prepared a map of unincorporated residential lands in the LAFCO Sphere of Influence that are substantially surrounded by the city limits with services available. These lands could be the first priority for annexation when the sewer moratorium is lifted. There are also about 78 acres of land in single ownership but with split jurisdictional boundaries. The entire area is designated High Density Residential with 22 acres in the city, 27 acres in the sphere and 31 to be annexed to the sphere. These islands and combined ownership properties represent about 2400 housing sites.

The changes in land use as shown in Table A-23 provide additional housing capacity for 8,392 units, far in excess of the 3,154 units needed in the current planning period. It is clear that the City has sufficient land to meet its regional housing needs; however, the City's ability to develop residential units is constrained by the regulating limitation of Measure U. The rate of development is expected to be constrained by the City's ability to provide adequate infrastructure, including water supply and wastewater treatment, to new housing units.

### Second Units

The City estimates that approximately 20 second units were developed over the last planning period. Changes in the second unit regulations and approval process, as described elsewhere in this Housing Element, are expected to increase second unit development to an estimated 50 units over the current planning period.

## Appendix B

### Inventory of Housing Sites

Errata: The inventory of housing sites was added to the General Plan by General Plan Amendment 2006-1 (City Council Resolution 2007-68). Some corrections have been made to the Table B-2 inventory that was approved by Resolution 2007-68. Assessor Parcel 52-18-05 was included in Table B-2 for Low Density Residential and Mixed Use West Gateway and has been omitted from the inventory for Low Density Residential. The density ranges for the Mixed Use West Gateway designation in Table B-2 were corrected to be consistent with the approved densities in the Land Use Plan with an average density of 28 units per acre and a maximum density of 35. The corrections to the Table B-2 inventory have also been incorporated into Table A23 and the discussion of additional housing capacity of Appendix A.

Table B-1  
Summary of Potential Residential Build-out from Housing Inventory  
by General Plan Land Use Designation

Land Use	Existing Land Area (Acres)	Proposed Land Area (Acres)	Vacant Acres	Density Range	Typical Density	Acres to Rezone in City	Additional Housing Capacity
Low Density/ Single Family	3066	3229	78 396 <u>716</u> 1195	1 - 8	6	0	468 2376 4023 6,867
<ul style="list-style-type: none"> <li>▪ City Limits</li> <li>▪ LAFCO Sphere</li> <li>▪ Annex Sphere</li> <li>▪ Total</li> </ul>							
Medium Density/ Two-Family	238	326	75 133 <u>5</u> 213	8 - 12	10	75	750 1330 <u>50</u> 2130 <sup>1</sup>
<ul style="list-style-type: none"> <li>▪ City Limits</li> <li>▪ LAFCO Sphere</li> <li>▪ Annex Sphere</li> <li>▪ Total</li> </ul>							
High Density/ Multi-Family	186	375.5	47 26 <u>148</u> 221	12 - 35	24	24	5304 1128 624 <u>3552</u> 5304 <sup>2</sup>
<ul style="list-style-type: none"> <li>▪ City Limits</li> <li>▪ LAFCO Sphere</li> <li>▪ Annex Sphere</li> <li>▪ Total</li> </ul>							
Mixed Use <sup>3</sup>	0	137	65 46 <u>26</u> 136	25 - 40	32	65	2080 [See note 2]
<ul style="list-style-type: none"> <li>▪ City Limits</li> <li>▪ LAFCO Sphere</li> <li>▪ Annex Sphere</li> <li>▪ Total</li> </ul>							
Total	3490	4062	220			163	16,381

<sup>1</sup> Estimate is based on vacant land and does not factor potential infill on larger parcels with infill development potential.  
<sup>2</sup> Estimate is based on vacant land and does not factor potential infill on larger parcels with infill development potential.  
<sup>3</sup> Actual acreage of land in mixed use designation is the City, Sphere and Planning Area in Tables B-2, B-3 and B-4 is closer to 100 acres but some areas will require redevelopment (about 35 acres) and some areas in the Mixed Use designation will be developed for commercial uses so projected acreage is reduced to 65 acres.

Table B-2  
Vacant incorporated land  
(no approval or allocation)

	Acres	Rezone Acres	Average Units	Maximum Units
Low Density Residential	78	0	451	618
Medium Density Residential	75	75	699	884
High Density Residential	47	20	1132	1654
West Gateway Mixed Use*	55.8	55.8	782	976
Mixed Use Other	10.8	10.8	345	485
Incorporated Total	277.6	202.6	4534	4617
<b>Future Reuse</b>				
Mixed Use-Reuse	35	35	1029	1089
Downtown Commercial Mixed Use Reuse	3	3	101	130
Future Total	38	38	1130	1219

\* 1/2 of total acreage

#### Low Density Residential

Assessor Parcel Number	Location	Acres	General Plan	Existing Zone	Rezone Acres	Average 6 du/ac	Maximum 8 du/ac
20-19-8	Cienega	11	LDR	R1	0	66	88
20-19-9	Cienega	11.25	LDR	R1	0	66	88
52-28-1	South Street	4.12	LDR	R1	0	14	32
52-32-1	Buena Vista	5	LDR	R1	0	30	40
52-32-7	Buena Vista	4.27	LDR	R1	0	24	32
54-32-20	Hillcrest Rd	0.47	LDR	R1	0	2	2
54-50-19		0.5	LDR	R1	0	2	4
57-44-2	nr Valleyview	0.8	LDR	R1	0	3	6
58-06-01	Westside	5	LDR	R1	0	30	40
58-06-10	Westside	1.95	LDR	R1	0	10	14
19-31-59	Santa Ana/Brig	22	LDR	R1	0	132	176
19-31-61	Santa Ana/Brig	12	LDR	R1	0	72	96
Subtotal		78			0	451	618

#### Medium Density Residential

Assessor Parcel Number	Location	Acres	General Plan	Existing Zone	Rezone Acres	Average 8 du/ac	Maximum 12 du/ac
20-22-18		1.7	MDR	R1 PUD	1.7	10	12
51-09-25	Sierra Court	1.67	MDR	R1	1.67	13	20
52-23-2	Buena Vista	9	MDR	RA	9	90	108
54-35--31	Meridian/Hillcrest	45.5	MDR	RA	45.5	450	540
57-37-16	Union Road	12.95	MDR	R1	12.95	104	156
58-05-42	Westside/Line	1.25	MDR	R1	1.25	8	12
58-05-34	Westside/Line	3.45	MDR	R1	3.34	24	36
Subtotal		75.52			75.41	699	884

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Table B-2  
Vacant incorporated land  
(no approval or allocation)

High Density Residential						Average	Maximum
Assessor Parcel Number	Location	Acres	General Plan	Existing Zone	Rezone Acres	24 du/ac	35 du/ac
52-2-2	Line St.	0.82	HDR	C-H-S	1	20	29
52-2-3	Line St.	0.6	HDR	RD	1	14	21
52-2-4	Line St.	0.3	HDR	RD	0	7	11
52-2-5	Line St.	0.54	HDR	RD	1	13	19
52-2-6	Line St.	1	HDR	RD	1	24	35
52-3-6	Line St.	0.2	HDR	C-H-S	0	5	7
52-3-8	Line St.	0.24	HDR	C-H-S	0	6	8
52-3-9	4th/Line	0.2	HDR	C-H-S	0	5	7
53-33-1	Locust	3.6	HDR	R-3-S	0	86	126
53-33-3	Locust	1.23	HDR	R-3-S	0	30	43
53-37-2	North St.	22.47	HDR	R-4-S	0	539	786
57-23-13	Ladd Lane	8.5	HDR	R-3-S	9	204	298
57-25-8	Valleyview/Aspen	3.14	HDR	R-3-S	3	75	110
57-34-62	Sunnyslope	1.61	HDR	R1	2	38	56
57-34-63	Sunnyslope	1.63	HDR	R1	2	38	57
57-44-1	Valleyview	1.19	HDR	R-3-S	1	28	42
Subtotal		47.27			20	1132	1654

Mixed Use West Gateway							
APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 28 du/ac	Maximum 35 du/ac
<b>West Gateway</b>							
52-7-12	Fourth St	1.95	W. Mixed Use	C-H-S/R1	1.95	55	68
52-7-6	Jan/Wests	0.48	W. Mixed Use	R1	0.48	13	17
52-7-7	Jan	0.24	W. Mixed Use	R1	0.24	7	8
52-7-8	Jan	0.24	W. Mixed Use	R1	0.24	7	8
52-8-1	Fourth St	3.3	W. Mixed Use	C-H-S	3.3	92	116
52-9-43	Fourth St	8	W. Mixed Use	C-H-S	8	224	280
52-9-44	Fourth St	0.4	W. Mixed Use	C-H-S	0.4	11	14
52-9-45	Vacant	2.5	W. Mixed Use	C-H-S	2.5	70	88
52-9-46	Vacant	3.8	W. Mixed Use	C-H-S	3.8	106	133
52-13-21	Fourth St	1.6	W. Mixed Use	C-H-S	1.6	45	56
52-13-28	Fourth St	1.6	W. Mixed Use	C-H-S	1.6	45	56
52-18-5	Fourth St	4.6	W. Mixed Use	R1	4.6	129	161
52-9-8	Fourth St (truck)	5.5	W.MixedUse	M-2-S	5.5	154	193
52-9-14	Fourth St	13.73	W.MixedUse	M-2-S	13.73	384	481
52-9-49	CSHO	1.6	W.MixedUse	C-H-S	1.6	45	56
52-9-50	Fourth Street	0.5	W.MixedUse	C-H-S	0.5	14	18
52-9-52	Fourth St	1	W.MixedUse	C-H-S	1	28	35
52-30-01	Jan Avenue	4.8	W. Mixed Use	R1	4.8	134	168
		55.84			55.84	1564	1954

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Table B-2  
Vacant incorporated land  
(no approval or allocation)

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 45 du/ac
<b>Other</b>							
57-7-64	Sunnyslope	6.97	Mixed Use	R1	7	223	315
57-23-19	Cushman	3.84	Mixed Use	C-1-S	3.84	123	170
Subtotal		10.81			10.84	346	485

**Mixed Use - Reuse Downtown/Hillcrest**

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
54-032-4	East - can storage	1	MixedUse	M-2-S	1	32	40
54-041-18	East - can storage	1.35	MixedUse	M-2-S	1.35	43	50
54-042-1	East - can storage	0.3	MixedUse	M-2-S	0.3	10	4
54-7-9	South - paper/can	12.32	MixedUse	M-2-S	12.32	394	400
54-7-08	McCrays St. RR	0.69	MixedUse	M-2-S	0.69	22	5
54-7-10	RR-McCray	3.26	MixedUse	M-2-S	3.26	104	110
54-28-1	Hillcrest (320)	1.62	MixedUse	C-2-S	1.62	0	0
54-29-1	McCray (contractor)	5.51	MixedUse	M-2-S	5.51	176	200
54-29-3	Hillcrest (nut shell)	0.76	MixedUse	M-2-S	0.76	24	20
54-29-4	Hillcrest (nut shell)	4.02	MixedUse	M-2-S	4.02	129	160
56-5-12	South (retail exist)	0.86	MixedUse	M-2-S	0.86	0	0
56-6-35	East - cannery	1.27	MixedUse	M-2-S	1.27	41	40
56-6-37	East - cannery	0.68	MixedUse	M-2-S	0.68	22	20
56-7-20	Hawkins/RR	1	MixedUse	M-2-S	1	32	40
Subtotal		35			35	1029	1089

**Downtown Commercial Mixed Use - Reuse**

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
56-3-1	East - cannery	1.36	Dwnt/Mix	M-2-S	1.36	44	60
56-3-2	East - cannery	1.8	Dwnt/Mix	M-2-S	1.8	58	70
		3.16			3.16	101.12	130

Table B-3  
Vacant land in Sphere of Influence

	Prezone Acres	Average Units	Maximum Units
Low Density Residential	394	2326	3561
Medium Density Residential	133	1326	1592
High Density Residential	26	646	942
Mixed Use*	46.75	748	935
Sphere of Influence Subtotal	600	5046	7030

\* 1/2 of total acreage

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Table B-3  
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE - Island Infill Parcels/Same owner					
APN	Acres Prezone	General Plan	Street	Average du/acre	Maximum du/acre
<b>Sphere of Influence</b>					
19-25-1	11.46	LDR	Buena Vista	69	88
19-25-4	1	LDR	Buena Vista	6	8
20-6-11	22.38	LDR	Apricot	134	176
20-6-14	4.69	LDR	Apricot	28	40
20-6-43	6.01	LDR	Apricot	36	48
20-08-13	0.14	LDR	Powell	1	1
20-08-21	0.24	LDR	Powell	1	1
20-08-22	7.25	LDR	Powell	44	56
20-08-5	0.25	LDR	Powell	2	2
20-08-7	0.33	LDR	Powell	1	1
20-12-10	0.95	LDR	Hillcrest	6	6
20-12-114	4.8	LDR	Hillcrest	29	36
20-12-121	1	LDR	Hillcrest	3	4
20-12-127	3.65	LDR	LosAltos	22	24
20-12-140	3.75	LDR	Hillcrest	23	24
20-12-141	0.38	LDR	Hillcrest	1	1
20-12-142	1	LDR	Hillcrest	4	5
20-12-143	3.8	LDR	Hillcrest	23	24
20-12-42	1.45	LDR	Hillcrest	9	10
20-12-7	10	LDR	Hillcrest	60	80
20-12-71	0.6	LDR	Hillcrest	1	1
20-12-79	1.51	LDR	Hillcrest	9	12
20-12-81	2.8	LDR	Hillcrest	17	20
20-12-83	2	LDR	Hillcrest	12	16
20-12-88	0.47	LDR	Hillcrest	1	1
20-12-89	0.45	LDR	Hillcrest	1	1
20-12-96	0.41	LDR	Hillcrest	2	2
20-17-14	13.3	LDR	San Benito Ext	80	104
20-17-17	22.95	LDR	San Benito Ext	138	176
20-17-25	0.96	LDR	San Benito Ext	6	6
20-17-26	0.3	LDR	San Benito Ext	1	1
20-17-28	0.27	LDR	San Benito Ext	1	1
20-17-32	1.33	LDR	San Benito Ext	6	8
20-17-33	1.2	LDR	San Benito Ext	6	8
20-17-34	0.75	LDR	San Benito Ext	2	3
19-31-02	23.51	MDR	Memorial	235	282
20-29-12	2.42	MDR	Valley View	24	29
	159.76			1042	1306.16
<b>Area Same Ownership near Sphere (Hart Property)</b>					
City	53-37-2	22	HDR	North Street	
Out Sphere	19-13-12	31	HDR	North Street	744 1085
Sphere	19-13-24	26.92	HDR	North Street	646 942
		80			1390 2027

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Table B-3  
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE - Low Density Residential					
APN	Acres Prezone	General Plan	Street	Average 6 du/acre	Maximum 8 du/acre
25-35-10	14	LDR	Hillcrest	84	112
19-25-1	11.46	LDR	Buena Vista	69	88
19-25-4	1	LDR	Buena Vista	6	8
19-31-9	20	LDR	Santa Ana	120	160
19-31-19	1	LDR	Santa Ana	6	8
19-31-26	1	LDR	Santa Ana	6	8
19-31-27	1	LDR	Barnes	6	8
19-31-28	0.36	LDR	Barnes	2	1
19-31-33	1.58	LDR	Santa Ana	9	8
19-31-34	2.48	LDR	Santa Ana	15	16
19-31-36	5	LDR	Santa Ana	30	40
19-31-37	3.85	LDR	Santa Ana	23	28
19-31-38	1.89	LDR	Santa Ana	11	12
19-31-39	1	LDR	Santa Ana	6	8
19-31-40	1.1	LDR	Santa Ana	7	8
19-31-44	2	LDR	Santa Ana	12	16
19-31-45	4	LDR	Santa Ana	24	32
19-31-46	0.87	LDR	Santa Ana	3	4
19-31-48	0.28	LDR	Santa Ana	1	1
19-31-51	1	LDR	Santa Ana	6	8
19-31-52	11.82	LDR	Santa Ana	71	88
19-31-55	1	LDR	Santa Ana	6	8
19-31-56	1.58	LDR	Santa Ana	7	9
19-31-9	20	LDR	Santa Ana	120	160
19-32-8	0.32	LDR	Gardenia	1	1
19-32-11	1	LDR	Gardenia	6	8
19-32-14	0.33	LDR	Gardenia	1	1
19-32-21	0.32	LDR	Gardenia	1	1
19-32-22	0.57	LDR	Gardenia	1	4
19-32-23	0.31	LDR	Gardenia	1	1
19-32-26	0.92	LDR	Gardenia	6	6
19-32-25	0.5	LDR	Gardenia	3	4
19-32-27	0.91	LDR	Gardenia	5	6
19-32-28	0.95	LDR	Gardenia	6	6
19-32-29	0.91	LDR	Gardenia	5	6
19-37-7	1	LDR	Barnes	3	3
19-37-8	4.9	LDR	Barnes	29	36
20-04-14	2	LDR	Hillcrest	12	16
20-04-28	13	LDR	Hillcrest	78	104
20-04-30	5	LDR	Hillcrest	30	40
20-04-56	19	LDR	Hillcrest	114	152
20-04-57	11.8	LDR	Hillcrest	71	88
20-6-11	22.38	LDR	Apricot	134	176
20-6-14	4.69	LDR	Apricot	28	40
20-6-43	6.01	LDR	Apricot	36	48
20-08-13	0.14	LDR	Powell	1	1
20-08-21	0.24	LDR	Powell	1	1
Subtotal	206.47			1224.34	1588

Table B-3  
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE - Low Density Residential					
APN	Acres Prezone	General Plan	Street	Average 6 du/acre	Maximum 8 du/acre
Subtotal 1	206			1224	1588
20-08-22	7	LDR	Powell	44	56
20-08-5	0	LDR	Powell	2	2
20-08-7	0	LDR	Powell	1	1
20-12-10	1	LDR	Hillcrest	6	6
20-12-114	5	LDR	Hillcrest	29	36
20-12-121	1.0	LDR	Hillcrest	3	4
20-12-127	3.7	LDR	LosAltos	22	24
20-12-140	3.8	LDR	Hillcrest	23	24
20-12-141	0.4	LDR	Hillcrest	1	1
20-12-142	1.0	LDR	Hillcrest	3	5
20-12-143	3.8	LDR	Hillcrest	23	24
20-12-42	1.5	LDR	Hillcrest	9	10
20-12-7	10.0	LDR	Hillcrest	60	80
20-12-71	0.6	LDR	Hillcrest	1	1
20-12-79	1.5	LDR	Hillcrest	9	12
20-12-81	2.8	LDR	Hillcrest	17	20
20-12-83	2.0	LDR	Hillcrest	12	16
20-12-88	0.5	LDR	Hillcrest	1	1
20-12-89	0.5	LDR	Hillcrest	1	1
20-12-96	0.4	LDR	Hillcrest	2	2
20-17-14	13.3	LDR	San Benito Ext	80	104
20-17-17	23.0	LDR	San Benito Ext	138	176
20-17-25	1.0	LDR	San Benito Ext	6	6
20-17-26	0.3	LDR	San Benito Ext	1	1
20-17-28	0.3	LDR	San Benito Ext	1	1
20-17-32	1.3	LDR	San Benito Ext	6	8
20-17-33	1.2	LDR	San Benito Ext	6	8
20-17-34	0.8	LDR	San Benito Ext	2	3
20-17-35	1.2	LDR	San Benito Ext	6	8
20-17-37	4.2	LDR	San Benito Ext	25	32
20-17-38	4.2	LDR	San Benito Ext	25	32
20-17-39	4.2	LDR	San Benito Ext	25	32
20-17-41	2.2	LDR	San Benito Ext	13	16
20-19-22	0.3	LDR	Cienega	1	1
20-19-23	0.2	LDR	Cienega	1	1
20-22-30	4.8	LDR	Airline Highway	29	32
20-19-21	0.7	LDR	Cienega Road	1	2
20-28-2	19.5	LDR	Ladd Lane	117	720
20-31-9	53.3	LDR	Mimosa Drive	320	424
18-06-17	5.4	LDR	Buena Vista	32	40
TOTAL	394			2326	3561

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Table B-3  
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE (MDR 8 - 12 DU/ACRE)					
APN	Acres Prezone	General Plan	Street	Average 10 du/acre	Maximum 12 du/acre
19-16-7	0.3	MDR	BuenaVista	1	2
19-11-31	11.11	MDR	BuenaVista	111	133
19-12-05	9.09	MDR	BuenaVista	91	109
19-12-08	29.25	MDR	BuenaVista	293	351
19-12-11	10	MDR	BuenaVista	100	120
19-12-13	15	MDR	BuenaVista	150	180
19-12-34	4.84	MDR	BuenaVista	48	58
19-12-35	1.5	MDR	BuenaVista	15	18
19-13-18	9.37	MDR	BuenaVista	94	112
19-13-19	9.82	MDR	BuenaVista	98	118
19-13-20	5	MDR	BuenaVista	50	60
19-16-7	0.3	MDR	BuenaVista	3	4
19-16-8	1.3	MDR	BuenaVista	13	16
19-31-02	23.51	MDR	Memorial	235	282
20-29-12	2.42	MDR	Valley View	24	29

TOTAL	133			1326	1592
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SPHERE OF INFLUENCE HDR (12-35 du/acre)					
APN	Acres Prezone	General Plan	Misc.	Average 24 du/acre	Maximum 35 du/acre
19-13-24	26.92	HDR	North Street	646	942
TOTAL	26.92			646	942.2

SPHERE OF INFLUENCE MIXED USE (25-40 du/acre)					
APN	Acres Prezone	General Plan	Misc.	Average 32 du/acre	Maximum 40 du/acre
25-35-33	8	MixedUse	Hillcrest	256	320
25-35-53	3.5	MixedUse	Hillcrest	112	140
20-02-2	22.25	MixedUse	Union	712	890
20-02-3	9	MixedUse	Union	288	360
20-02-05	4	MixedUse	Union	128	160
TOTAL	46.75			1496	1870

Table B-4  
Vacant residential land in General Plan Planning Area

	Annex Sphere & Prezone Acres	Average Units	Maximum Units
Residential Estate	1648	554	554
Low Density Residential	716	4023	5555
Medium Density Residential	5	50	60
High Density Residential	148	3563	5196
Mixed Use	41	1312	1640
Annex Sphere Total	2558	9502	13005

#### RESIDENTIAL ESTATE

Phase 1	169	169	33
Phase 2	1189	1189	228
Phase 3	248	248	37
Phase 4	0	0	0
No Phase	42	42	256
TOTAL	1648	1648	554

APN	General Plan	Street	Acres	Annex Sphere Acres	1 du/5 acre
19-21-7	ResEstate	Phase 1 McCloskey	40	40	8
19-21-14	ResEstate	Phase 1 McCloskey	129	129	25
Subtotal	Phase 1		169	169	33
25-10-01	ResEstate	Phase 2 E. Fairview	49.33	49.33	9
25-19-05	ResEstate	Phase 2 E. Fairview	98	98	19
25-19-12	ResEstate	Phase 2 E. Fairview	30.15	30.15	6
25-19-42	ResEstate	Phase 2 E. Fairview	90.87	90.87	18
25-19-46	ResEstate	Phase 2 E. Fairview	98.88	98.88	19
25-19-49	ResEstate	Phase 2 E. Fairview	37.34	37.34	7
25-19-62	ResEstate	Phase 2 E. Fairview	29.02	29.02	5
25-32-04	ResEstate	Phase 2 E. Fairview	39.58	39.58	7
25-32-10	ResEstate	Phase 2 E. Fairview	32.28	32.28	6
25-34-11	ResEstate	Phase 2 E. Fairview	11.15	11.15	2
25-34-22	ResEstate	Phase 2 E. Fairview	42.35	42.35	8
25-34-26	ResEstate	Phase 2 E. Fairview	8.52	8.52	1
25-34-28	ResEstate	Phase 2 E. Fairview	6.67	6.67	1
25-37-02	ResEstate	Phase 2 E. Fairview	130	130	26
25-37-07	ResEstate	Phase 2 E. Fairview	89.2	89.2	17
25-37-09	ResEstate	Phase 2 E. Fairview	57.93	57.93	11
Subtotal	Phase 2		1189	1189	228
19-21-02	ResEstate	Phase 3 Santa Ana	40.69	40.69	8
19-21-10	ResEstate	Phase 3 Santa Ana	41.077	41.077	8
19-22-01	ResEstate	Phase 3 McCloskey	45	45	9
19-22-3	ResEstate	Phase 3 Santa Ana	9.7	9.7	0
19-22-11	ResEstate	Phase 3 Santa Ana	8.6	8.6	0
19-22-14	ResEstate	Phase 3 Santa Ana	14	14	2

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Table B-4  
Vacant residential land in General Plan Planning Area

19-22-16	ResEstate	Phase 3	Santa Ana	16.68	16.68	3
19-22-28	ResEstate	Phase 3	Santa Ana	11.6	11.6	2
19-22-67	ResEstate	Phase 3	Santa Ana	7.3	7.3	0
19-22-68	ResEstate	Phase 3	Santa Ana	7	7	0
19-22-74	ResEstate	Phase 3	Santa Ana	8.63	8.63	0
19-22-89	ResEstate	Phase 3	Santa Ana	7.6	7.6	0
25-09-31	ResEstate	Phase 3	Santa Ana	30.62	30.62	5
Subtotal	Phase 3			248	248	37

**LOW DENSITY RESIDENTIAL ALL PHASES**

Phase 1	364	364	2056	2740
Phase 2	0	0	0	0
Phase 3	67	67	267	534
Phase 4	243	201	1188	1599
No Phase	42	42	256	341
<b>TOTAL</b>	<b>716</b>	<b>674</b>	<b>3767</b>	<b>5214</b>

Low Density Residential General Plan				Annex Sphere			
APN	Plan	Street	Acres	Acres	Average 6 du/ac	Maximum 8 du/ac	
19-17-2	LDR	Phase 1	Chappell	4	4	24	32
19-17-03	LDR	Phase 1	Chappell	19.77	19.77	119	158
19-21-04	LDR	Phase 1	Santa Ana	25	25	150	200
19-21-06	LDR	Phase 1	Santa Ana	32.091	32.091	193	257
19-21-08	LDR	Phase 1	Santa Ana	27.227	27.227	163	218
19-21-10	LDR	Phase 1	Santa Ana	15	15	90	120
19-33-03	LDR	Phase 1	Chappell	14.11	14.11	85	113
19-34-02	LDR	Phase 1	Chappell	5	5	30	40
19-34-12	LDR	Phase 1	Chappell	0.51	0.51	3	4
19-23-13	LDR	Phase 1	Santa Ana	0.51	0.51	3	4
19-35-01	LDR	Phase 1	Santa Ana	10.31	10.31	62	82
19-35-02	LDR	Phase 1	Chappell	15	15	90	120
19-35-03	LDR	Phase 1	Chappell	23.91	23.91	143	191
19-35-04	LDR	Phase 1	Santa Ana	7.43	7.43	45	59
19-35-06	LDR	Phase 1	Santa Ana	5	5	30	40
19-35-08	LDR	Phase 1	Chappell	6.21	6.2	37	48
19-35-09	LDR	Phase 1	Santa Ana	4.91	4.91	29	39
19-35-10	LDR	Phase 1	Santa Ana	4.91	4.91	29	39
20-28-07	LDR	Phase 1	Union Rd	14.72	14.72	88	118
20-28-29	LDR	Phase 1	Union Rd	3.82	3.82	23	31
20-28-37	LDR	Phase 1	Union Rd	16.07	16.07	96	129
20-28-38	LDR	Phase 1	Union Rd	2	2	12	16
20-28-46	LDR	Phase 1	San Benito	10	10	60	80
20-28-48	LDR	Phase 1	Ladd Lane	7.57	7.57	45	61
20-29-6	LDR	Phase 1	Southside	2.59	2.59	16	21
20-29-31	LDR	Phase 1	Southside	20	20	120	160
20-29-42	LDR	Phase 1	Union Rd	45	45	270	360
				364	364	2056	2740
19-21-02	LDR	Phase 3	Santa Ana	40.69	40.69	244.14	326
19-21-10	LDR	Phase 3	Santa Ana	26	26	156	208
				67	67	267	534

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Table B-4  
Vacant residential land in General Plan Planning Area

18-22-10	LDR	Phase 4	Buena Vista	5.17	5.17	30	41
18-22-12	LDR	Phase 4	Buena Vista	5	5	30	40
18-22-7	LDR	Phase 4	Buena Vista	2.31	2.31	12	18
19-10-14	LDR	Phase 4	Buena Vista	4.83	4.83	24	39
19-10-18	LDR	Phase 4	Buena Vista	5	5	30	40
19-10-19	LDR	Phase 4	Buena Vista	24.51	24.51	147	196
19-10-20	LDR	Phase 4	Buena Vista	5.31	5.31	30	42
19-10-21	LDR	Phase 4	Buena Vista	5.01	5.01	30	40
19-11-19	LDR	Phase 4	Buena Vista	33.58	33.58	201	269
19-11-22	LDR	Phase 4	Buena Vista	39.23	39.23	235	314
19-11-26	LDR	Phase 4	Buena Vista	12.92	12.92	78	103
19-11-28	LDR	Phase 4	Buena Vista	41.88	41.88	251	335
19-11-30	LDR	Phase 4	Buena Vista	2.3	2.3	12	18
19-11-32	LDR	Phase 4	Buena Vista	13.9	13.91	78	104
				200.95	200.96	1188.72	1599
19-23-2	LDR	No Phase	Buena Vista	4.85	4.85	29	38.8
19-23-3	LDR	No Phase	Buena Vista	5	5	30	40
19-23-10	LDR	No Phase	Buena Vista	2	2	12	16
19-23-19	LDR	No Phase	Buena Vista	4.3	4.3	26	35
19-23-20	LDR	No Phase	Buena Vista	4	4	24	32
19-23-21	LDR	No Phase	Buena Vista	5	5	30	40
29-23-22	LDR	No Phase	Buena Vista	4.5	4.5	27	36
19-23-23	LDR	No Phase	Buena Vista	9	9	54	72
19-24-20	LDR	No Phase	Bidgevale	4	4	24	32
				42.69	42.69	256.14	341.52

**Medium Density Residential**

APN	General Plan	Phase	Street	Acres	Annex Sphere Acres	Average 10 du/ac	Maximum 12 du/ac
19-11-31	MDR	Phase 4	Buena Vista	5	5	50	60

**High Density Residential**

APN	General Plan	Phase	Street	Acres	Annex Sphere Acres	Average 24 du/ac	Maximum 40 du/ac
19-13-12	HDR	Phase 1	NorthSt. Area	31	31	744	1085
19-13-10	HDR	Phase 4	NorthSt. Area	20.46	20.46	491	716
19-13-11	HDR	Phase 4	NorthSt. Area	31	31	744	1085
19-13-21	HDR	Phase 4	NorthSt. Area	15	15	360	525
19-13-25	HDR	Phase 4	NorthSt. Area	20	20	480	700
Total	HDR			117.46	117.46	2819	4111

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Table B-4  
Vacant residential land in General Plan Planning Area

**Mixed Use**

<b>APN</b>	<b>General Plan</b>	<b>Phase</b>	<b>Street</b>	<b>Acres</b>	<b>Annex Sphere Acres</b>	<b>Average 32 du/ac</b>	<b>Maximum 40 du/ac</b>
20-29-31	Mixed Use	Phase 1	Union/Airline	7	7	224	280
20-29-42	Mixed Use	Phase 1	Union/Airline	8	8	256	320
Total Phase 1				15	15	480	600
18-22-14	Mixed Use	Phase 4	Hwy 156/Wright	11	11	352	440
Total	Mixed Use			26	26	832	1040

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**PLANNING COMMISSION RESOLUTION NO. PC 2009-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF HOLLISTER RECOMMENDING TO THE CITY COUNCIL THE  
APPROVAL OF GENERAL PLAN AMENDMENT 2009-1**

**WHEREAS**, the City of Hollister desires to demonstrate to the California Department of Housing and Community Development that there is an adequate inventory of approved and vacant sites in residential and mixed use zoning districts with services available to meet the Regional Housing Needs requirements for the 2002-2008 Housing Element Program Period; and

**WHEREAS**, the existing inventory in Appendix B of the General Plan does not reflect the acres of land that were rezoned to residential and mixed use zoning districts on the zoning map adopted or the zoning ordinance revisions adopted with Ordinance 1038 to implement the 2005-2023 City of Hollister General Plan; and

**WHEREAS**, the text changes proposed for General Plan Amendment 2009-1 which are included in Exhibit 1 updates the technical appendices to the General Plan Housing Element to reflect implementation of General Plan Housing and Land Use programs in compliance with Article 10.6 of the California Government Code; and

**WHEREAS**, the Planning Commission recommends that the City Council find that pursuant to section 15306, Information Collection of the California Quality Act that the proposed General Plan Amendment 2009-1 is categorically exempt because the amendment does not alter any general plan policies and programs and merely summarizes data changes from the recently adopted Ordinance 1038.

**NOW, THEREFORE IT IS RESOLVED**, that Planning Commission recommends that the City Council approve General Plan Amendment 2009-1.

**PASSED AND ADOPTED**, at a regular meeting of the Planning Commission of the City of Hollister on the 1st day of April 2009, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Chairman of the Planning Commission  
Of the City of Hollister

**ATTEST:**

\_\_\_\_\_  
William B. Avera, Secretary

## EXHIBIT 1

**The following text replaces the text in Appendix A, pages A.36 through A.43 of the City of Hollister General Plan**

### APPENDIX A-1

#### **REGIONAL HOUSING NEEDS DETERMINATION**

##### **RHNA Allocations and Sites Inventory Submittal**

*The City of Hollister falls under the jurisdiction of, the San Benito County Council of Governments (San Benito COG). San Benito County COG uses a predominately demographic formula to allocate the regional housing needs among the incorporated cities (Hollister and San Juan Batista) and unincorporated county. This process results in a Regional Housing Needs Assessment (RHNA) and the number reflected in that assessment must be considered when the housing element is prepared.*

Historically, Councils of Government (COG's) prepared RHNAs every five years according to a schedule prepared by the State. However, in 2004, the State legislature extended the 3rd revision Housing Element Update Cycle one year. The City submitted a Draft Housing Element to be reviewed by the State of California, HCD on March 30, 2004 and resubmitted a draft in March of 2008. A comment letter was received on June 16, 2008 from the California Department of Housing and Community Development (HCD). The letter raised an issue related to recently enacted Senate Bill 2133 (Florez). The new legislation stipulates that a local agency's inventory of sites to meet the 'new construction' requirement for Regional Housing Needs Allocations must rely on approved sites or sites that are zoned for residential use and available for construction. The sites inventory in Appendix B in the March 2008 submittal to HCD identified numerous sites that still needed to be rezoned to a residential land use. However, the Hollister City Council approved a revised Zoning Ordinance (Ordinance 1038) and accompanying map on December 15, 2008. The following discussion provides documentation that by rezoning sites in accordance with the General Plan residential densities and the default densities prescribed by the California Department of Housing

and Community Development, the City has satisfied the requirement for zoned sites to meet the New Construction need in Table A22 below.

#### Income Group Goals

For purposes of this submittal, the City has taken into account the requirement to address the extremely low income category. The purpose of the income group goals is to ensure that each jurisdiction within a COG attains its share of the state housing goal without any relative disproportionate distribution of household income groups. The following household income groups are defined according to the HUD Median Family Income (MFI) and Income Limits Table: Extremely Low Income (generally less than 30% of MFI); Very Low (generally less than 50 percent of MFI), Low (generally between 50-80 percent of MFI), Moderate (generally between 80-120 percent of MFI) and Above Moderate (greater than 120 percent of AMI).

#### Hollister RHNA (2000-2009)

*The 2000-2009 Council of San Benito County Governments Regional Housing Needs Allocation (RHNA) identifies that 9.5% percent of the households in Hollister are classified as extremely low-income, 9.5% percent of households have been determined to be very low-income, 19% percent have been determined to be low income, 23% percent have been determined to be moderate income and 39% percent have been determined to be above moderate income. In establishing the percentage of extremely low income households, following the California HCD recommended methodology, half of the very low income have been estimated to be extremely low income.*

Construction needs are derived from the Council of San Benito County Governments population and household growth projections. The income group proportions are then applied toward the construction need, which results in a goal for the number of housing units by income group within the City of Hollister.

For the period 2000-2009, the City of Hollister has been given a construction need of 3,154 new housing units. The specific need by income group is depicted in the following table. Units allocated in the Remaining Need category are determined utilizing the same percentages as provided by the COG in determining the original need.

**TABLE A22**  
**HOLLISTER REGIONAL ALLOCATION (2000-2009)**

Income Group/Percent of Households	Construction Need	Units Approved	Remaining Need
Extremely Low -9.5%	300	56	244
Very Low - 9.5%	300	57	243
Low - 19%	599	113	486
Moderate - 23%	725	368	357
Above Moderate - 39%	1,230	626	604
Total	3,154	1220	1934
Source: San Benito COG, HCD/City of Hollister			

#### **AVAILABLE RESIDENTIAL ZONED LAND**

In addressing the estimated housing needs identified in the Housing Needs Assessment section of this housing element, State law requires that this element contain “An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment...” This inventory must identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

According to the State Department of Housing and Community Development’s “Housing Resources – Q&A,” - “The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period of the housing element. The analysis should also identify the zones the locality believes can accommodate its share of the regional housing needs for all income levels.”

The City has demonstrated site suitability, according to HCD guidelines (further discussion below), and has a goal and a vision for a mixture of income levels across zoning districts in the City. City policies have been adopted to support this vision. Based on the needs in the City, and staff’s knowledge of the types of projects the City will support, as well as interest from developers in affordable and other mixed use projects, the City has determined that all income categories, including the lower income categories are needed in each of the identified zoning districts. Recent development interest also supports the development of units in both the lower income and higher income categories in the higher density districts. Units across income categories have been identified according to local development history and the vision for the City’s future development pattern, including an adaptive reuse program in the downtown areas.

In response to the March 2004, State of California HCD letter for the 2000-2009 Housing Element update, an analysis of the residential development potential of vacant land was performed by the City of Hollister. The inventory of available land has been revised based on the results on the City's analysis to accommodate the number of units identified in Table A22 above. Additional detailed tables are provided in Appendix B that includes supplemental information for zoned parcels in each of the following districts.

- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (HDR)
- Mixed Use, West Gateway
- Downtown Commercial Mixed Use (DMU)(HDR), suitable for future adaptive reuse (upper floor residential)

All parcels in each of the six zoning districts are located within the existing Hollister City limits.

## **WHERE CAN WE PUT NEW HOUSING?**

### **Approved Development Projects**

A building moratorium was in effect in the City of Hollister since May, 2002 due to inadequate sewerage capacity. Prior to the imposition of the building moratorium, 1200 new housing units had been approved and/or allocated for development. These projects are expected to be constructed now that the new sewerage treatment plan has been completed in December 2008.

- Vista Meadows. This approved 72-unit very low-income senior housing project is being developed by South County Housing, one of the largest non-profit developers of affordable housing in the region. The 3-acre site is located on Park Street and is zoned R-3S.
- Westside Apartments. This approved project is being developed by Community Services Development Corporation (CSDC), a non-profit affordable housing developer located in Hollister. This project included a combination of approvals: 1) lot consolidation; 2) transfer of 11 allocations for housing from a code



enforcement action; 3) demolition/relocation of residents at Palm Court and reconstruction of eleven existing rental units on a nearby one-acre site 4) new construction of eleven units. The project is located between on Westside Boulevard, Line Street and San Juan Road that is zoned R-3. The development will serve 22 large low-income families and 11 senior apartments. The project will contain 22 three and four-bedroom units, outdoor common space, and a play area for children. The RDA provided a \$1 million low-interest loan to this project.

- Hillview. South County Housing is developing 25 single-family houses for low-income households on this two-acre site on Buena Vista Road. The development density will be 8 units per acre. Homes are expected to be approximately 1,800 square feet with lots sizes ranging from 4,700 square feet to 7,500 square feet. This property is zoned R-1/L -PZ.
- Estancia Senior Village. Warmington homes is developing a planned unit development (PUD) housing project targeted to the senior market on a 24.40-acre site zoned R-3PD. The project will contain 166 market rate units approximately 1,544-to 2,156 square feet in size. Average lot size would be 4,321 square feet at a density of 6.8 units per acre market-rate housing affordable to moderate income households.
- West of Fairview. Award Homes is developing 677 housing units on 125 acres, zoned West Fairview Road District (RWF) in the West of Fairview Specific Plan Area. There will be 517 single-family dwelling units, 100 apartment units with 50 multifamily rental units designated very low-income, 50 multifamily units designated as low-income units and 30 garden homes will be reserved for moderate-income households.
- Intravia Duplex. A duplex has been approved on San Benito Street in the Central Residential (RD) District. The two market-rate units will be affordable to moderate-income households.
- Brigantino Unit 3. An approved 14 lots subdivision for market rate homes with an average density of 6.5 units per acre
- Market Rate Lots. There are 232 market rate dwelling units that can be constructed from the following developments: Anderson Homes - 6; Walnut Park 13 - 20; Eden West - 55; Hillock Ranch - 41; La Baig -45, Las Brisas Phases 7 & 8 - 17; Palmtag Subdivision - 2; Walnut Park Units 8A and 8B - 32, Valley View Phases 3 & 6 - 14.

### **Additional Housing Capacity**

The Hollister city Council, on December 15, 2008 approved the revised Zoning Ordinance (Ordinance 1038) and accompanying map. By rezoning sites in accordance with the General Plan residential densities and the default densities prescribed by the California Department of Housing and Community Development, the City has satisfied the requirement for zoned sites to meet the New Construction need in Table A22.

For the 2000-2008 period, the City is not relying on non-vacant (mixed use reuse) sites, nor is the City relying on areas in the Sphere of Influence. Therefore, no schedule of annexations or other programs specific to annexation are required. Appendix B includes inventories of vacant residential and the new mixed use land use designation based on General Plan Land Use Map 2 and the City of Hollister zoning map. . In addition to the 1,200 dwelling units that have been developed as lots and/or approved for development or with allocations, there is capacity for over 2320 housing units in the city limits for a combined capacity of 3,520 units. Table A23 below summarizes the inventory of zoned residential sites and residential development capacity by zoning district. The identified sites are available for immediate development from a zoning and development standpoint. Further, the Cease and Desist order issued by the Regional Water Quality Control Board was lifted on December 5, 2008, meaning the properties are no longer constrained by a lack of sewer treatment capacity. The majority of the developable land would be at sites with densities greater than eight units per acre. The ability to develop lands with higher development densities will fulfill Housing Element goals and programs to stimulate construction of a variety of housing types and more multi-family housing for all segments of the community.

Subsequent to adoption of the new Zoning Ordinance and map (rezoned sites), the revised RHNA Sites Inventory (in Appendix B, Table B-2) utilizes the minimum densities within each Zoning district to calculate "realistic" capacities for new units, with the exception of the low density district which is based on historic development densities (see Appendix B, Table B-3).

In accordance with Government Code Section 65583.2 (c)(3)(B), the City is able to demonstrate the suitability of the higher density zones for the development of affordable housing, i.e. housing planned for in the higher density zones is suitable to provide housing in the lower income categories, thereby meeting the "appropriate

zoning” test as outlined in the HUD guidelines. Table A23 on the following page summarizes the minimum and maximum densities permitted each residential zoning district.

**Table A23:**

**Additional Housing Capacity Resulting from Lands Zoned for Residential Land Use**

<b>Zoning District</b>	<b>Existing Vacant Land Area (Acres)</b>	<b>Calculated “Realistic” Capacity</b>
R1/PZ Low Density/Single Family Performance Overlay Zone (1 to 8 units per acre)	83	415 (1)
R3/PZ Medium Density Residential Performance Overlay Zone (8 to 12 units per acre)	69.15	553
R4/PZ High Density Residential Performance Overlay Zone (12 to 23 units per acre)	44.77	417.6
Neighborhood Mixed Use (250 to 35 units per acre) (Total 17.24 acres)	8.6 (2)	560
West Gateway Mixed Use (20-35 units per acre) (Total 57.8)	28 (2)	215
Downtown Mixed Use (25- 40 units per acre) Reuse of Existing Upper level buildings	115	115
Infill of vacant/underutilized lots (3.66 acres)	1.8 (2)	45
<b>Total</b>	<b>236</b>	<b>2320</b>

Notes:

- (1) Capacity based on historic development patterns (See Table B-3 of Appendix B)
- (2) Total vacant acreage reduced by 50% because the zoning provides for a combination of commercial and high density residential land uses.

All parcels in the sites inventory are located within the City limits of Hollister, with utility service and other city services readily available, subject to the extension of service laterals only. With the lifting of the restrictions on the City Wastewater Treatment Plant, the City has adequate sewer capacity to serve identified projects.

The majority of sites in the inventory are vacant and free of encumbrances that would limit the properties' ability to be developed; remaining non-vacant parcels are noted as such. All non-vacant parcels noted in the inventory have been accounted for, with the appropriate consistent methodology applied, either to utilize no unit calculation for the parcels where appropriate (five parcels in the WG-HDR), either for upper floor units in the Downtown Commercial (City survey), or non-vacant parcels in the Mixed Use (HDR) under the control of the Redevelopment Agency (and currently undergoing environmental review for demolition). In accordance with Program HKK, the newly adopted Zoning Ordinance identifies flexible development standards to facilitate development of infill (non-vacant) parcels. The Growth Management rating scale will also serve to incentivize and act as a catalyst to encourage the adaptive reuse of such non-vacant infill parcels.

Low Density and Medium Density Residential: Realistic density calculations for the Low Density (single family 1-6 UPA) and Medium Density (8-16 UPA), zoned land also rely on the lowest allowable density, as per the zoning. However, for Low Density, an adjustment has been made based on the historical development densities of single family projects recently completed in Hollister (see Appendix B, Table B-3). Therefore, the realistic capacity has been calculated based on 5 units per acre for the LDR parcels, rather than the lowest allowable density of 1 unit per acre, as per the zoning. The City fully expects these development trends to continue on future projects because the maximum density has been increased from six units per acre to eight units per acre in the R1 zoning district, and to be a realistic predictor of land development patterns as the City continues to grow.

High Density Residential- HDR. Future development of parcels zoned HDR have been calculated based on the lowest allowable density for a total of 417 units, with one exception, a site on North Street. As a general rule, the City of Hollister has a generally flat topography; however, the North Street site is located on a small hill known as Park Hill. The resulting site slopes act as a constraint to development at

this location; therefore, the City has reduced the realistic capacity at this location by approximately 45% percent (the calculation based on 12 UPA, the minimum density, would otherwise be 270 units). This reduction makes allowance for the necessary infrastructure and site standards (increased setbacks and reduced heights) due to the slope, and seismic preparedness requirements such as more stringent construction standards leading to higher costs of construction, and site separation requirements, leading to reduced densities.

The High Density Residential Zoning Districts have the lowest cost of construction per unit and would therefore offer some built in market incentives for very low and low-income construction, although the City's development strategy includes moderate and above moderate income units in the high density residential districts as well. In anticipation of their development strategy in the mixed use districts, the City has made further reductions in the calculated capacity of the mixed use zones (equating to 50% of the total acreage). Calculations based strictly on the minimum allowable densities in the mixed use zones would allow for a *greater* number of units; however, the City is mandating a reduction to allow for commercial development in addition to residential development. Calculations are shown in Table B-2 of Appendix B.

### Mixed Use

The City established new Mixed Use residential land use designations in the 2005-2023 General Plan. The City adopted a zoning ordinance and accompanying map to implement the new general plan designations. The new mixed use zoning district encourages retail ground floor uses with a mix of office and residential uses on one to two floors above the ground level, commercial and high density residential development. The new mixed use zoning districts of Neighborhood Mixed Use (25-35 units per acre) West Gateway Mixed Use (20-35 units per acre) and Downtown Mixed Use (25-40 units per acre) fall within the Redevelopment Agency Project Area.

The inventory in Appendix B, Table B-2 of mixed use sites bases the residential capacity on two factors. First, it is presumed that at least one half of the vacant lands will be used for commercial land uses. Second, the development from the reduced acreage is based on the 'realistic' capacity. In order to provide further assurance that mixed use districts will yield residential development, the City (HE program H.D.c)

requires annual monitoring of development in mixed use areas and for the City to initiate a rezoning to high density residential if commercial development will constrain residential growth.

The newly established mixed use zoning districts implement Housing Element Program H.W Establish mixed-use development standards. The districts include standards to facilitate affordable housing development in mixed-use zones, such as second and third stories on buildings with commercial use at ground level and offices and housing above. The City also adopted a new Growth Management Rating Scale including the following incentives:

- A. Provide flexibility in applying parking standards based on the development's location and the type and size of the housing units, and allow commercial and residential users to "share" parking requirements.
- B. Award height limit bonuses, especially in Downtown.
- C. Allow flexibility in applying development standards (FAR, lot coverage) based on the location, type, and size of the units, and the design of the development.
- D. Encourage housing by allowing the residential component of a mixed use development to be "additive" rather than within the established FAR for that zone.
- E. Allow tandem parking or off-site parking leases.
- F. Review Public Works, Building, Housing and Fire standards to reduce or eliminate impediments to mixed-use development where it is possible and appropriate.

Neighborhood Mixed Use and West Gateway Mixed Use: All parcels zoned Neighborhood Mixed Use and West Gateway Mixed Use districts in the inventory are larger than 3.1 acres; lot consolidation is not necessary to facilitate development of these parcels. The sites are large enough to support projects serving the housing needs of the community, including the ability to serve lower income households, without the need for lot consolidation techniques or parcel assemblage.

Two parcels located on Prospect are under the ownership of the City Redevelopment Agency. Both parcels currently contain existing vacant structures, and are currently going through the environmental review (CEQA) process to permit demolition of the vacant structures, to be done by the Agency. According to City of Hollister staff, the CEQA process is anticipated to be complete by April, 2009. Completion of this process will enable private redevelopment projects to proceed unencumbered. Elements of Program HW (Mixed-Use standards) have since been incorporated into the adopted 2008 Zoning Ordinance, and allow flexible parking standards, variable setbacks, and an allowance for height bonuses. The City expects that such allowances will act as an incentive for the completion of projects in the Mixed Use (HDR) districts.

Downtown Commercial Mixed Use (DMU-HDR): The City's projected unit capacities for sites in the Downtown Commercial Mixed Use (DMU-HDR), specifically for *upper level* residential units, based on the following methodology. The City passed Measure Y in November 2008, exempting the downtown from the Measure U (Growth Management) housing allocation requirements. The City's identified capacity of second floor units is based on a voluntary first hand inventory of upper floors in the downtown, done by the City in the summer of 2008 and other an estimate from other unsurveyed buildings with potential for re-use. The survey was based on data from the Hollister Redevelopment downtown Association, the site visits, responses from property owners that elected not to participate with the survey, assessor data and staff knowledge..

There is also additional housing capacity some vacant lots and partially developed properties in the Measure Y exemption area. Implementation of the newly adopted Mixed Use standards in Hollister will provide incentives for the completion of projects in the Downtown Commercial Mixed Use (DMU-HDR) district, carrying out the City's vision for the downtown core. Application of the appropriate historical building codes will further ease the development of properties that would otherwise face higher costs due to stricter code requirements.

For those properties where owners responded to the City's request for information, (shaded rows of Table C-1 of Appendix B) the survey determined that in the immediate near term, there is a capacity for 115 units subject only to ministerial building permits for re-use of upper floors, i.e. no discretionary review. These units

are available for immediate development. Further capacity exists for an additional 46 units from former or less active car lots or parking areas on private property, utilizing a consistent projected unit size of 800 to 1000 square foot studios, (see Exhibits C-1 and C-2, site specific inventory sheets) demonstrating the City's efforts in determining upper floor spaces and capacity.

As future reserve (not included in this inventory, but shown in the table with an equivalent of "0" units), two remaining cannery location parcels in the Downtown Commercial Mixed Use (DMU-HDR) sub-table, the City proposed to use a calculated realistic capacity based on the minimum allowable density in the district. Going forward, the City will continue to mandate that 50% of the acreage be utilized for residential.

#### Density Bonus:

The City's new Zoning Ordinance, along with the Density Bonus program will serve to incentivize development of the HDR parcels. Several parcels in the High Density (HDR) district are 1 acre or smaller; therefore, the City encourages lot consolidation to permit such development to advance. The City's support of the consolidation of small lots into larger parcels is evidenced by a recent demolish and rebuild project, the Westside Apartments. By consolidating several smaller lots into one, the project utilized a density transfer, gaining 11 additional units. A direct result of one of the City's goals, the new Zoning Ordinance supports interconnections between properties, resulting in increased projects involving combined lots. Flexible zoning standards such as stepped back second floors, reduced setbacks, and parking placed behind the building also provide additional opportunities to develop such projects. All parcels in the HDR district are eligible to participate in the City's Density Bonus Program. The City's Growth Management allocation program awards points for projects that provide a density mix with housing for lower income groups, including extremely low income households, acting to further incentive and encourage higher density projects, including projects involving lot consolidation.

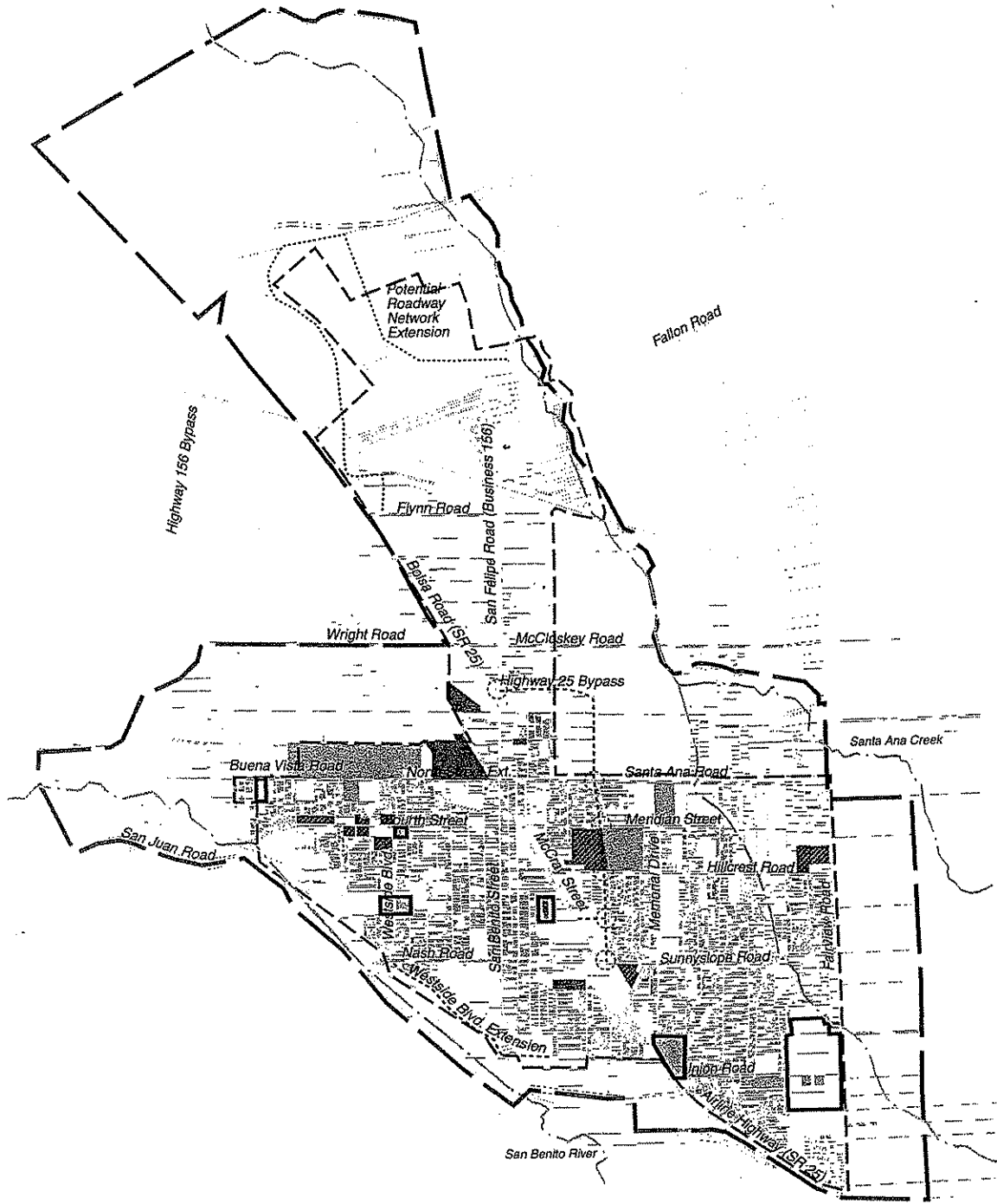
#### Annexation:

Although the City of Hollister has ample residentially zoned land within the city limits to meet the 2000-2008 new construction needs, the City recognize the need to annex land in order to be able to satisfy the demand for housing in the future. The

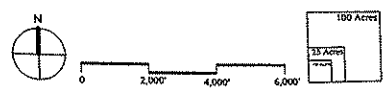


City also desires to eliminate unincorporated islands planned for residential development. The Hollister City Council will consider a Resolution acknowledging the need for future annexations. Further, the City has begun a process to contact property owners within the Sphere of Influence to solicit interest in annexation and to communicate to property owners the City's expectation for growth, unit calculations, etc.





- Sphere of Influence
- Planning Area
- Creeks and Rivers
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Mixed-Use
- Land with Housing Allocation as of 2005



Map prepared by MIG, Inc. - October 2005

## Appendix B: Vacant Land Inventory

City of Hollister 2005 General Plan

## APPENDIX B SITES INVENTORY

### Inventory of vacant residential lands in the City limit:

The Hollister City Council repealed and replaced Title 17, the City of Hollister zoning ordinance and map with Ordinance 1038 in December of 2008. The properties were rezoned in accordance with the 2005-2023 City of Hollister General Plan standards. Table B-1 is a summary table that demonstrates that the City of Hollister has satisfied the requirement for zone sites to meet the 2003-2008 Regional Housing need requirement. Table B-2, a five (5) page table, contains acreage totals for each new residential and mixed commercial and residential zoning district with development potential in the City of Hollister. The identified residential sites are available for immediate development from a zoning and development standpoint. Further, the Cease and Desist order issued by the Central Coast Regional Water Quality Control Board was lifted on December 5, 2008, meaning the properties are no longer constrained by a lack of sewer treatment capacity. The table lists detailed parcel information including the assessor parcel number, acreage, the General Plan designation, the Zoning District per Ordinance 1038 (adopted December 2008), properties with constraints (e.g. already developed for a commercial uses in a mixed use district), densities allowed and calculated capacities.

**Calculated Development Capacity:** The calculated development capacity in Table B-2 is based on the minimum density allowed in the applicable zoning district with three exceptions.

The first exception is for the Low Density Residential R1 zoning district which allows densities ranging from one to eight units per acre. The City of Hollister has not approved one acre or one-half acre subdivisions. Table B-3 summarizes average densities from recently approved subdivisions which ranged from 3.3 to 6.38 units per acre. Table B-2 applies an average development density of 4.5 dwelling units per acre to vacant lands in the R1 Performance Overlay zoning district.

The second exception is for the Mixed Use zoning districts. These districts were previously in an industrial or commercial zoning district. It is presumed that one-half of the vacant land in the mixed use zoning districts will be developed for commercial uses. Therefore, the calculated realistic capacity is based on the minimum density allowed in the mixed use district and one half of the amount of the vacant land. Housing Element Program H.D a requires that the City of Hollister annually monitor the ratio of commercial to residential development in each mixed use area. If up to 50% of the vacant land is developed for commercial land uses, the City will be required to rezone vacant residential lands to the R4 High Density Residential Zoning District. The amount of land to be rezoned will be based on a standard to assure construction of a minimum of 1 dwelling units per 5,000 square feet of commercial space that has been developed since 2005.

The third exception is the Downtown Mixed Use zoning district. There is capacity for residential reuse in the upper floors of existing buildings in the historic Downtown Hollister. A voluntary survey of the upper floors of several buildings was conducted in the summer of 2008. Based on the data obtained from the surveyed and unsurveyed buildings with under-utilized upper floors, there is an estimated potential for up to 115 units. There is also additional capacity for an additional 45 units from infill development of vacant or underutilized parcels in this zoning district.

**TABLE B-1**  
**RHNA Sites; Units Summary**

	Remaining Need	LDR	MDR	HDR	Vacant Mixed Use (HDR)	West Gateway	Downtown Upper Level & Infill	R Co
AM	604	261	328	25	50	50	10	
Mod	357	154	104	25	50	120	40	
Low	486	0	120	100	50	180	40	
VLI	243	0	0	145	50	150	35	
ELI	244	0	0	122	15	60	35	
	<b>1,934</b>	<b>415</b>	<b>552</b>	<b>417</b>	<b>215</b>	<b>560</b>	<b>160</b>	

Table B-2  
RHNA Sites (2000-2009), Incorporated City Limits  
(Revised January, 2009)

Low Density Residential (LDR)\*

Assessor Parcel Number	Location	Acres	General Plan	Zoning Ord. 1038	Constraints	Rezone Acres	Allowed DU/Acre	Capacity based on Historical Density
20-19-8	Cienega	11	LDR	R1-L/PZ	None	0	1-6	49.5
20-19-9	Cienega	11.25	LDR	R1-L/PZ	None	0	1-6	50.625
52-28-1	South Street	4.12	LDR	R1-L/PZ	None	0	1-6	18.54
52-32-1	Buena Vista	5	LDR	R1-L/PZ	None	0	1-6	22.5
52-32-7	Buena Vista	4.27	LDR	R1-L/PZ	None	0	1-6	19.215
54-32-20	Hillcrest Rd	0.47	LDR	R1	None	0	1-6	2.115
54-50-19	NA	0.5	LDR	R1	None	0	1-6	2.25
57-44-2	nr Valleyview	0.8	LDR	R1	None	0	1-6	3.6
58-06-01	Westside	5	LDR	R1	None	0	1-6	22.5
58-06-10	Westside	1.95	LDR	R1	None	0	1-6	8.775
58-05-41	Westside Line	1.25	LDR	R1-L/PZ	None	0	1-6	5.625
58-05-34	Westside Line	3.45	LDR	R1-L/PZ	None	0	1-6	15.525
19-31-59	Santa Ana/Brig	22	LDR	R1	None	0	1-6	99
19-31-61	Santa Ana/Brig	12	LDR	R1	None	0	1-6	54
Subtotal		83						415

\* See text discussion regarding historical densities in LDR.

Table B-2  
RHNA Sites (2000-2009), Incorporated City Limits  
(Revised January, 2009)

Medium Density Residential (MDR)

Assessor Parcel Number	Location	Acres	General Plan	Zoning Ord. 1038	Constraints	Rezone Acres	Allowed DU/Acre	Calculated "Realistic" Capacity
20-22-18		1.7	MDR	R3	None	0	8-12	13.6
52-23-2	Buena Vista	9	MDR	R3-M/PZ	None	0	8-12	72
54-35-31	Meridian/Hillcrest	45.5	MDR	R3-M/PZ	None	0	8-12	364
57-37-16	Union Road	12.95	MDR	R3-M/PZ	None	0	8-12	103.6
Subtotal		69.15				0		553.2

Table B-2  
RHNA Sites (2000-2009), Incorporated City Limits  
(Revised January, 2009)

High Density Residential (HDR)								
Assessor Parcel Number	Location	Acres	General Plan	Zoning Ord. 1038	Constraints	Rezone Acres	Allowed DU/Acre	Calculated "Realistic" Capacity
52-2-2	Line St.	0.82	HDR	R-4-H/PZ	None	0	12-35	9.84
52-2-3	Line St.	0.6	HDR	R-4-H/PZ	None	0	12-35	7.2
52-2-4	Line St.	0.3	HDR	R-4-H/PZ	None	0	12-35	3.6
52-2-5	Line St.	0.54	HDR	R-4-H/PZ	None	0	12-35	6.48
52-2-6	Line St.	1	HDR	R-4-H/PZ	None	0	12-35	12
52-3-6	Line St.	0.2	HDR	R-4-H/PZ	None	0	12-35	2.4
52-3-8	Line St.	0.24	HDR	R-4-H/PZ	None	0	12-35	2.88
52-3-9	4th/Line	0.2	HDR	R-4-H/PZ	None	0	12-35	2.4
53-33-1	Locust	3.6	HDR	R-4-H/PZ	None	0	12-35	43.2
53-33-3	Locust	1.23	HDR	R-4-H/PZ	None	0	12-35	14.76
53-37-2	North St.	22.47	HDR	R-4-H/PZ	Slope/Fault	0	12-35	150
57-23-13	Ladd Lane	6	HDR	R-4-H/PZ	None	0	12-35	72
57-25-8	Valleyview/Aspen	3.14	HDR	R-4-H/PZ	None	0	12-35	37.68
57-344-620	Sunnyslope Rd.	1.61	HDR	R-4-H/PZ	None	0	12-35	19.32
57-344-630	Sunnyslope Rd.	1.63	HDR	R-4-H/PZ	None	0	12-35	19.56
57-44-1	Valleyview	1.19	HDR	R-4-H/PZ	None	0	12-35	14.28
Subtotal		44.77				0	12	417.6

Table B-2  
RHNA Sites (2000-2009), Incorporated City Limits  
(Revised January, 2009)

Mixed Use, West Gateway, (WG)(HDR)

APN	Location	Acres	General Plan	Zoning Ord. 1038	Constraints	Rezone Acres	Allowed DU/Acre	Calculated "Realistic" Capacity
<b>West Gateway</b>								
52-7-12	Fourth St	1.96	WG	WMU	None	0	20-35	39
52-7-6	Jan/Wests	0.48	WG	WMU	None	0	20-35	9.6
52-7-7	Jan	0.24	WG	WMU	None	0	20-35	4.8
52-7-8	Jan	0.24	WG	WMU	None	0	20-35	4.8
52-8-1	Fourth St	3.3	WG	WMU	None	0	20-35	66
52-9-43	Fourth St	8	WG	WMU	None	0	20-35	160
52-9-44	Fourth St	0.4	WG	WMU	Commercial Use	0	20-35	0
52-9-45	Vacant	2.5	WG	WMU	None	0	20-35	50
52-9-46	Vacant	3.8	WG	WMU	None	0	20-35	76
52-131-210	Fourth St	1.6	WG	WMU	None	0	20-35	32
52-131-280	Fourth St	1.6	WG	WMU	None	0	20-35	32
52-18-5	Fourth St	4.6	WG	WMU	None	0	20-35	92
52-9-8	Fourth St (truck)	5.5	WG	WMU	None	0	20-35	110
52-9-14	Fourth St	13.73	WG	WMU	None	0	20-35	274.6
52-9-49	CSHO	1.6	WG	WMU	Commercial Use	0	20-35	0
52-9-50	Fourth Street	0.5	WG	WMU	Commercial Use	0	20-35	0
52-9-17	Fourth St.	2	WG	WMU	Mobile Home Park	0	20-35	0
52-9-52	Fourth St	1	WG	WMU	Commercial Use	0	20-35	0
52-30-01	Jan Avenue	4.8	WG	WMU	None	0	20-35	96
		57.84				0		1,047
						1/2 acres**	28	560

\*\* Assume one half area will be developed for housing in mixed use district

Table B-2  
RHNA Sites (2000-2009), Incorporated City Limits  
(Revised January, 2009)

Mixed Use (HDR)

APN	Location	Acres	General Plan	Zoning Ord. 1038	Constraints	Rezone Acres	Allowed DU/Acre	Calculated "Realistic" Capacity
<b>Other</b>								
56-25-19	Prospect	3.36	MU	NMU	Demolition*	0	25-35	84
56-25-24	Prospect	3.1	MU	NMU	Demolition*	0	25-35	77.5
57-7-64	Sunnyslope Rd.	6.97	MU	NMU	None	0	25-35	174.25
57-23-19	Cushman Dr.	3.84	MU	NMU	None	0	25-35	96
Subtotal		17.27						431.75
1/2 acres**		8.6					25-35	215

\* Redevelopment Agency owned demolition environmental review in progress.

\*\* Assume one half area will be developed for housing in mixed use district



Table B-2  
RHNA Sites (2000-2009), Incorporated City Limits  
(Revised January, 2009)

**Downtown Commercial Mixed Use (DMU)(HDR)  
Suitable for Future Adaptive Reuse**

APN	Location	Acres	General Plan	Zoning (Pending)	Constraints	Rezone Acres	Allowed DU/Acre	Realistic Capacity
Multiple	Upper Level		DM	DMU	Cost remodel	0	25-35	115***
54-07-01	McCray Street	3.25	DM	DMU	portion vacant			8
54-19-09	1st Street	0.5	DM	DMU	Com/Vacant	0	25-35	8
54-19-08	140 San Benito	0.29	DM	DMU	vacant		25-35	2
54-19-11	204 San Benito	0.48	DM	DMU	car lot		25-35	4
54-22-15	near 33 San Benito	0.04	DM	DMU	com. parkinglot		25-35	2
54-22-08	33 San Benito	0.16	DM	DMU	com. parkinglot		25-35	2
54-11-01	4th/Monterey	0.23	DM	DMU	com. parkinglot		25-35	4
54-11-02	375 4th	0.4	DM	DMU	com. parkinglot		25-35	4
54-13-02	3rd/Monterey	0.15	DM	DMU	vacant		25-35	2
54-13-01	3rd/Monterey	0.15	DM	DMU	vacant		25-35	2
56-02-04	805-813 San Benito	0.28	DM	DMU	com. parkinglot		25-35	6
56-3-04	East - cannery*	1.36	DM	NMU		0	25-35	0
56-3-2	East - cannery*	1.8	DM	NMU	Active use	0	25-35	0
		3.66				0		
		1.8			1/2 acres			46
					<b>Total</b>			<b>160</b>

\* Development of these sites is constrained by the presence of existing uses.

\*\*\* Estimated near term re-use of upper floors from Measure Y

Exemption based on summer 2008 Inventory of Upper Level Floors in Downtown

Note: Calculated realistic capacity utilizes the lowest allowable density in each zoning designation according to the recently adopted Zoning Ordinance (see text discussion of allowed density ranges).

**TABLE B-3**  
**Lot sizes and development density**  
**(Subdivisions approved between 1994 and 2007)**

SUBDIVISION NAME OR FILE NUMBER	DATE APPROVED	NUMBER OF LOTS	GROSS ACRES	AVERAGE SIZE (SQUARE FEET)	DENSITY UNITS/ACRE
TM 93-1 Valley View Estates	1994	459		6400	6.38
TM 97-4 Cerra Vista Unit IV	9/4/1997	20	4.38	7,550	5.8 (net)
TM 98-1 Scott Ranch	6/29/98	75	22.5	8,423	3.33 (net)
TM 98-3 Las Brisas Unit 8	4/24/98	22	4.35 Net 3.8	7,524	5.78 (net)
TM 98-4 Anderson Homes Los Altos	3/10/99	8	2.3	9,957	4 (1)
La Baig (Note: information from recorded map)	Recorded 12/28/00	41		<= 6050 sq ft. = 22 6,050 – 7,000 = 14 7961 = 1 10-11,000 sq. ft. = 2	
Las Brisas #8	Recorded 10/2000	22		6000-6500 = 4 6500 – 7500 = 14 7500 – 8500 = 4 11-12,000 = 1	
Valley View Phase 6	Recorded 9/9/00			6,000 – 7,000 = 83 7,000 -10,000 = 12	
TM 99-2		6	3.18	12,015	3.6 (net) (2)
TM 2000-2 Walnut Park 8B	7/700	27	5.69 4.4 net acres	7,094	6.1 (net)
TM 2005-1 Award Home West of Fairview	6/27/07	667  100 apts 60 garden 507 sfd	4.46 4.5 acres	Majority sfd lots 5,000, 5,500 to 6,000 except knuckles corner	21.7 13.3 5.38 (3)

1. Two lots with flood easements were larger - 11,357 and 13,999 square feet. Other lots in the subdivision ranged between 6,774 and 9,203 square feet in size.
2. Subdivision near a creek with flood and slope easements on some lots.
3. Subdivision is within the West of Fairview Specific Plan which has an overall development density of 5.4 dwelling units per acre.

PC Resolution #2009-  
GPA 2009-1 (City of Hollister)

Table B-4

N/A	City/Ha	375 Fifth St	City of Hollister	City of Hollister	375 Fifth St	Hollister	CA	95023
		375 Fourth St		Charles R. and Barbara J. Hay	2720 Arington	Hollister	CA	95023
		375 Sixth Street		K&S Properties, Inc	650 San Benito	Hollister	CA	95023
		378 Fifth St		Barsi Partners Lp	995 Woodland	Hillsborough	CA	95023
N/A		378 Fifth Street	Redbeard Communications,	Gregg Hoffman		Hollister	CA	95023
		38 Hill St		Ruben N. and Erlinda R. Haro		Hollister	CA	95023
N/A		380 Fourth St	Cozy Cup Cafe	Ray or Joyce Espinosa	24720 Foothill	Salinas	CA	93908
N/A		39 Monterey St		Pete and Mary DeLaRosa		Hollister	CA	95023
N/A		390 Fifth St	Superior Court Family Law F	Mrs. John Coughlin	350 Fifth St	Hollister	CA	95023
N/A		390 Seventh St	Monterey Plaza Medical Clin	Norman L. and Sharyl Currie	5331 Southside	Hollister	CA	95023
N/A		394 South St		Violet F. Gooch		Hollister	CA	95023
No		396 Fourth St	Antique cars, antiques, multi	Dante Baines/WWG Group, Inc	P.O. Box 192	San Jose	CA	95045
	541300030	396 Fourth (Alley)		Dante Baines/WWG Group, Inc	P.O. Box 192	San Jose	CA	95045
		4 San Benito St		Howard Martin		Hollister	CA	95023
		40 Thompson St		Pedro R. and Tomasa G. Alvidrez		Hollister	CA	95023
		400 San Benito		J.B. Howard		Hollister	CA	95023
		401 San Benito St	New Life Fellowship	Carmen Gabriele Evangelistic	401 San Benito	Hollister	CA	95023
		402 Sally St		Jack and Cecilia I. Smiley		Hollister	CA	95023
		41 Santa Ana Rd		Michael A. Dias		Hollister	CA	95023
		411 San Benito St	Mariposa Tax Service	Clarice Filice	850 Calais Dr	Hollister	CA	95023
		414 San Benito St		Adolf Sanchez, et al.		Hollister	CA	95023
054120-032		419 San Benito St		Charlotte Magallanes	30 Rustic St	Hollister	CA	95023
		421 East St	Paine's Restaurant	John Kouretas	421 East St	Hollister	CA	95023
		424 East St		George E. and Ruth L. Huston	1810 Prune St	Hollister	CA	95023
No		427 San Benito St	Cheap Seats Pub & Grub	Lynn Lake	204 Hawkins St	Hollister	CA	95023
		430 San Benito St		Billy Avera	375 Fifth St	Hollister	CA	95023
		431 Monterey St		Mrs. John Coughlin	350 Fifth St	Hollister	CA	95023
Yes	054-120-007	435 San Benito St	Design Line & Granger Print	Joseph A. Sanchez	1021 Apple Ct #	Hollister	CA	95023
	054-120-007	437 San Benito St	New Image	Joseph A. Sanchez	1021 Apple Ct #	Hollister	CA	95023
		438 San Benito St		Billy Avera	375 Fifth St	Hollister	CA	95023
No	054-120-007	439 San Benito St	Hot Pockets	Joseph A. Sanchez	1021 Apple Ct #	Hollister	CA	95023
	054-120-007	441 San Benito St	Kiss	Joseph A. Sanchez	1021 Apple Ct #	Hollister	CA	95023
	054-120-007	443 San Benito St	Gabriel Ibarra Ball Bonds	Joseph A. Sanchez	1021 Apple Ct #	Hollister	CA	95023
No	541110023	452 San Benito St	The Vault Restaurant (closed)	Velazquez/Laib LLC	452 San Benito	Hollister	CA	95023
	54120008	445 San Benito St	Wells Fargo Home Mortgage	Karim Malek	1402 Newfoundl	Sunnyvale	CA	94087
		455 San Benito St	Kathy Tiffany, ASID	Karim Malek	1402 Newfoundl	Sunnyvale	CA	94087
				Odin J. and Nancy D. Butler		Hollister	CA	95023

- Hollister Second Floor Residential  
August, 2008

		500 San Benito St	The Broken Wing	Tim Lantz	2005 Jeanie Ln	Gilroy	CA	95020
	540900001	501 San Benito Street	Grace & Albert Attorneys at	Ignacio Velasquez & Vince Mig	28 Barbras Ct	Hollister	CA	95023
	540900001	501 San Benito Street		Ignacio Velasquez & Vince Mig	28 Barbras Ct	Hollister	CA	95023
	540900001	501 San Benito Street	Polaris Law Group	Ignacio Velasquez & Vince Mig	28 Barbras Ct	Hollister	CA	95023
	540900001	501 San Benito Street	Gift Financial	Ignacio Velasquez & Vince Mig	28 Barbras Ct	Hollister	CA	95023
	540900001	501 San Benito Street	Mitchell Law Firm	Ignacio Velasquez & Vince Mig	28 Barbras Ct	Hollister	CA	95023
	540900001	501 San Benito Street		Ignacio Velasquez & Vince Mig	28 Barbras Ct	Hollister	CA	95023
		510 San Benito St	San Benito Billards	Steve & Susan De La Torre	655 Ridgemark	Hollister	CA	95023
		512 San Benito St	Taqueria Villa de Jerez	Steve and Susan De La Torre	655 Ridgemark	Hollister	CA	95023
		520 San Benito St	Discolecta Y Video	Sergio & Amalia Avila Gonzale	520 San Benito	Hollister	CA	95023
		521 Monterey St	Hollister United Methodist Ch	Ardyss Golden	521 Monterey St	Hollister	CA	95023
		526 San Benito St		Mildred L. Ivelich	825 Duncan Ave	San Juan	CA	95045
		530 San Benito St	Jan Ivancovich Drafting	SBC Farm Bureau	530 San Benito	Hollister	CA	95023
		530 San Benito St	San Benito Bank-Downtown	SBC Farm Bureau	530 San Benito	Hollister	CA	95023
		530 San Benito St	A Cut Above	SBC Farm Bureau	530 San Benito	Hollister	CA	95023
		530 San Benito St	Johnnie's Barber Shop	SBC Farm Bureau	530 San Benito	Hollister	CA	95023
		530 San Benito St	SBC Farm Bureau	SBC Farm Bureau	530 San Benito	Hollister	CA	95023
		5335 Monterey St		Millard F. and Doris B. Hoyle, Trs		Hollister	CA	95023
		535 Monterey St		Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		535 San Benito St	Maddux Jewelry	Richard J. & Linda M. maddux	535 San Benito	Hollister	CA	95023
No		542 San Benito St	Enterprise Electric Company	Robert W. and Minnie May Yar	542 San Benito	Hollister	CA	95023
		544 San Benito St		K&S Properties & Realty	650 San Benito	Hollister	CA	95023
		544 San Benito St		K&S Properties & Realty	650 San Benito	Hollister	CA	95023
		545 Monterey St	Law Office of George A. Bar	Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		549 San Benito St	Penny Wise Drug	Stephen Rosati	815 Seventh St	Hollister	CA	95023
		551 East St		Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		554 Fourth St		Bondi Emil Boscacci		Hollister	CA	95023
		56 South St		Tri Valley Growers		Hollister	CA	95023
		561 East St	Autoworks	Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		565 Monterey St		Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		575 Monterey St	Stewart Weisman, MD	Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		575 San Benito St	Wachovia bank	Catherine Dabo	1901 Harrison S	Oakland	CA	94612
		601-A San Benito St	The Elegant Touch	William Martin Jr.	PO Box E	Gilroy	CA	95021
		601-B San Benito St		William Martin Jr.	PO Box E	Hollister	CA	95023
N/A	054-050-006	610 San Benito		K&S Properties & Realty	650 San Benito	Hollister	CA	95023
N/A	054-050-006	610 San Benito St	Kelly's Gift Place	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
No	054-050-006	618 San Benito St	West Coast Music & Dance	K&S Properties & Realty	650 San Benito	Hollister	CA	95023

Hollister Second Floor Residential  
August, 2008

	054-050-006	Lesson	618 San Benito St	Schleeter's Academy of Martial Arts	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
N/A	054-050-006		620 A San Benito St	She's Apparel & Shoes	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
		Office	615 San Benito St	Pallacio Day Spa	Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
			615 San Benito St		Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
			615 San Benito St		Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
			615 San Benito St	DMB Associates, El Rancho	Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
			615-B San Benito St	Wachovia Home Loans	Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
			615-C San Benito St	Edward Jones Investments	Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
			615-D San Benito St	Hard Times Café	Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
	054-060-003		625 San Benito St	Angelica's Beauty Salon & Barber	Daniel and Minerva Corral Trujillo	620 B St	Hollister	CA	95023
	054-060-003		627 San Benito St		Daniel and Minerva Corral	620 B St	Hollister	CA	95023
		New pc	628 San Benito St	The Fireplace Depot	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
		Loma	649 San Benito St		City of Hollister	375 Fifth St	Hollister	CA	95023
		Prieta	650 San Benito St	K&S Properties & Realty	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
		offices	650 San Benito St		K&S Properties & Realty	650 San Benito	Hollister	CA	95023
		upstairs	650 San Benito St	Presidential Protective Services	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St	SBC Chamber of Commerce	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St	Mid State Mutual Insurance	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St		K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St	Wolcom, Inc	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St	Attitudes and Images	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St		K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St	Calvista Insurance Agency, Inc	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			651 East St		Plaza Henry	650 San Benito	Hollister	CA	95023
			653 East St		Plaza Henry	2049 Fourth Ave	Sacramento	CA	95818
			653 South St		Robert W. and Minnie M. Yant	2049 Fourth Ave	Sacramento	CA	95818
			701 San Benito Street		Victor M. Arreola	PO Box 2596	Hollister	CA	95024
No		Pizza	710 San Benito St	Jessie's Family Food N Fun	Brar Jagsir Singh	710 San Benito	Hollister	CA	95023
			710 San Benito St		Brar Jagsir Singh	352 Hill St	Hollister	CA	95023
			713 San Benito St	Metropolis	Eugene M. Leichter Trust	PO Box 938	Millbrae	CA	94030
			715 Sally St		Peter and Anna Paura		Hollister	CA	95023
Yes			719 San Benito St	Richard W. Shelton Insurance	Angela Shelton	700 Line St	Hollister	CA	95023
			719 San Benito St	Community Foundation for San Benito	Angela Shelton	700 Line St	Hollister	CA	95023
			719 San Benito St	Loma Prieta Building	Angela Shelton	700 Line St	Hollister	CA	95023

- Hollister Second Floor Residential  
August, 2008

			719 San Benito St	KBK Insurance Agency	Angela Shelton	700 Line St	Hollister	CA	95023
			719 San Benito St	Lineage Financial	Angela Shelton	700 Line St	Hollister	CA	95023
			719 San Benito St		Angela Shelton	700 Line St	Hollister	CA	95023
			719 San Benito St	Dilyse	Rick & Angela Shelton	700 Line Street	Hollister	CA	95023
No	054-010-016	Res. Tr	722 San Benito St	Country Rose Gallery & Fram	Tony LoBue & Marie Peterson	200 Tres Pinos	Hollister	CA	95023
	054-010-016		726 San Benito St		Tony LoBue & Marie Peterson	200 Tres Pinos	Hollister	CA	95023
Yes	054-020-004		727 San Benito St		Black Sage Family Ltd	731 San Benito	Hollister	CA	95023
			730 San Benito St	Faultline Coffee Roasting & I	Claire DelCurto	2200 Santa Ana	Hollister	CA	95023
	054-020-004		731 San Benito St	Drapoel-Teezerz	Black Sage Family Ltd	731 San Benito	Hollister	CA	95023
	054-020-005		737 San Benito St	AJ Sushi Restaurant	Vision Planning Inc.	1800 E. Sahara	Las Vegas	NV	89104
	054-010-017		738 San Benito St	Timber & Textiles	Frank P. Borelli, Jr	72 Nevada St	Hollister	CA	95023
	054-010-017		748 San Benito St		Frank P. Borelli, Jr	72 Nevada St	Hollister	CA	95023
	054-010-017		750 San Benito St	Raven's Pet Shop	Frank P. Borelli, Jr	72 Nevada St	Hollister	CA	95023
	054-010-017		756 San Benito St	Brothers Market	Frank P. Borelli, Jr	72 Nevada St	Hollister	CA	95023
			759 San Benito St	Hollister Muffler and Quick L	Catherine Dabo Trust	830 Fifth St	Hollister	CA	95023
N/A			800 San Benito St	Intero Real Estate Services	Marilyn Ferreira				
			800 San Benito St	Marilyn Ferreira-Intero Real	Marilyn Ferreira				
			800 San Benito St		Marilyn Ferreira		Hollister	CA	95023
N/A			801 San Benito St	Sam's Liquor Store	Catherine Dabo				
N/A			813 Washington St		Gilio G. and Catherine H. Ferraro TRS		Hollister	CA	95023
N/A			819 Washington St		Gilio G. and Catherine H. Ferraro, TRS		Hollister	CA	95023
N/A			830 Fifth St		Catherine Dabo		Hollister	CA	95023
N/A			843 San Benito St	Hollister Flowers & Gifts	Fernando Gonzales	1280 San Juan	Hollister	CA	95023
N/A			853 San Benito St	Ridgemark Realty	Tim Lantz	2005 Jeanie Ln	Gilroy	CA	95020

# DEVELOPMENT SERVICES DEPARTMENT

## City of Hollister Planning Division

### PLANNING COMMISSION STAFF REPORT

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**MEETING DATE:** April 1, 2009

**APPLICATION No.:** General Plan Amendment 2009-2

**APPLICANT:** City of Hollister

**OWNER:** Citywide

**REQUEST:** Review and make a recommendation to the City Council on the following **draft** revisions to of the City of Hollister General Plan:

1. Housing Element revision for the 2009-2014 program period
2. Amendments related to geologic (seismic) and flood hazards and groundwater recharge to the Land Use and Community Design Elements, Natural Resources and Conservation Element and Health and Safety Element to comply with recent amendments to section 65302 of the Government Code regarding the content of mandated general plan elements.

**LOCATION:** City of Hollister General Plan Planning Area

**CEQA:** Pending. The City Council will take final action on the environmental document when the draft General Plan Amendments are returned to the City by the appropriate state departments.

**RECOMMENDATION:** Staff recommends that the Planning Commission do the following::

1. Hold a public hearing to review draft changes to the City of Hollister General Plan in General Plan Amendment 2009-1 and receive all written and oral testimony regarding the proposal.

testimony regarding the proposal.

2. Recommend to the City Council any changes to the draft 2009-2014 Draft Housing Element Revision and draft amendments to the Land Use and Community Design Elements, Natural Resources and Conservation Element and Health and Safety Element.
3. Approve the attached resolution recommending that the City Council forward the draft amendments to the appropriate state agencies for required review.

**STAFF PLANNER:**

M. Abraham Prado, Assistant Planner – 636-4360  
Mary M. Paxton, Planning Manager

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**PROJECT  
DESCRIPTION**

Cities and counties in the State of California are required to periodically update their General Plan Housing Elements. The City of Hollister is preparing the fourth required revision to the Housing Element for a program period of 2009-2014. Recent amendments to the California Planning and Zoning Law in Assembly Bill (AB) 162 require that a local agency amend their General Plan Land Use, Conservation and Safety Elements concurrently with the fourth revision of the Housing Element.

**Housing Element Revision:** Attached is a copy of the draft 2009-2014 update to the City of Hollister General Plan Housing Element. The Planning Commission and City Council held public hearings on the Housing Element revision last Fall and held a joint workshop on March 15, 2009 to review and provide direction on preliminary goals, policies and programs. Changes have been incorporated into the draft revision based on direction from the study session and from additional consultation with staff from the California Department of Housing and Community Development.

the California Department of Housing and Community Development (HCD) has 60 days to review the draft housing element before it can be adopted by the City Council. The Department is required to submit written findings determining whether or not the draft Housing Element complies with the requirements in Article 10.6



Housing of the Government Code. The City Council is required to review the written findings and either make changes to the draft element or approve the element if the agency can make certain findings. Once the housing element is adopted by the City Council, it will be resubmitted to HCD for a 90 day review period.

**Amendments to other elements:** The draft amendments to the Land Use and Community Design Elements, Natural Resources and Conservation Element and Health and Safety Element must be submitted to the California Department of Conservation Division Geologic Survey and the Offices of Emergency Services at least 45 days prior to adoption of the amendment. The City Council must consider the findings of the agencies prior to adoption of the amendment.

What must be considered in the amendment? Generally speaking, the new requirements place a greater emphasis on fire hazards, flood hazards and groundwater recharge. Since, the City of Hollister is not located within a State Responsibility Area for fire protection or a Very High Fire Hazard severity zone as defined pursuant to subdivision (b) of Section 51177 of the California Government Code, the requirements for fire safety do not apply. Amendments to the Government Code from AB 12 specifies information regarding flood hazards that must be considered and criteria for the establishment of a set of comprehensive goals, policies and objectives for the protection of the community from the unreasonable risks of flooding. This is summarized in Table 1 below.

**TABLE 1**

<b>Information Required</b>	<b>Criteria for goals, policies and objectives</b>
<p><u>Conservation Element (65302 (d) (3):</u>  ⇒ Identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management.</p> <p><u>Safety Element (65302 (g) (2) (A) and 65302.5 (a) :</u>  ⇒ Update known seismic and other geologic hazard information  ⇒ Identify information regarding flood hazards, including, but not limited to:  ⇒ the Federal Emergency Management Agency 100 year flood zones  ⇒ Information about flood hazard that is available from the United State AArmy Corps of Engineers.  ⇒ Dam failure inundation maps prepared pursuant to Section 8589.5 that are available rfrom the Office of Emergency Services.  ⇒ Awareness Floodplain Mapping Program maps and 200-year flood plain maps that are or may be available from or accepted by the Department of Water Resources.  ⇒ Maps of levee protection zones.  ⇒ Areas subject to inundation in the event of the failure of project or non-project levees or floodwalls.  ⇒ Historical data on flooding, including locally prepared maps of area that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding.  ⇒ Existing and planned development in flood hazard zones including structures, roads, utilities, and essential public</p>	<p>(65302 (g) (2) (B)</p> <p>⇒ Avoiding or minimizing the risks of flooding to new development.</p> <p>⇒ Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is locating in flood hazard zones.</p> <p>⇒ Maintaining the structural and operational integrity of essential public facilities during flooding.</p> <p>⇒ Locating, when feasible, new essential public facilities outside of flood hazard zones, including hospitals, and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identifying construction methods or other methods to minimize damage if these facilities are located in flood hazard zones.</p> <p>⇒ Establishing cooperative working relationships among public agencies with responsibility for flood protection.</p>

<p>facilities.          ⇒ Local, state and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services.</p>	
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**Updated information:** Staff has reviewed the General Plan in relation to the required information contents and recommends the following changes:

1. Amend Map 6 – Phasing to change the phasing for residential lands in a flood zone to Phase 3.
2. Amend Map 14 Hollister Flood Zones: (see Attachments 1 and 1A)
  - a. Update changes to updated FEMA maps for the Federal Emergency Management Agency 100 year Flood Zone
  - b. Add lands mapped by the State Department of Water Resources in the Awareness Floodplain Mapping to Map 14. These lands primarily include the Hollister Industrial Park north of Fallon Road, west of Santa Ana Creek and south of Highway 156, and property near Chappell Road as shown on Attachment 1A.
3. Add new map showing potential landslide hazards in the Park Hill Area (see attached resolution).
4. Add Liquefaction Hazard map previously prepared for the City of Hollister (see attached resolution).
5. Amend the text of Health and Safety Element to explain that the City of Hollister is outside of the inundation area of the San Justo Reservoir and that the City of Hollister has established overlay zoning districts for flood hazard areas and lands in the Alquist Priolo Earthquake Fault Hazard Zones (see Exhibit 1 of the draft Resolution attached to this report).

**Recommended Policy/Program Amendments:** Table 2 correlates the criteria for goals, objectives and policies that must be considered in the review of Hollister’s General Plan to existing policies and implementation programs and recommended changes.

**TABLE 2**

<b>Criteria for goals, policies and objectives</b>	<b>Conformance of Existing General Plan Policies to Requirements</b>
<p><b>Conservation Element</b></p> <p><u>Conservation Element (65302 (d) (3):</u>  Identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management.</p>	<p><b>NRC Element Policy 1.6</b>  <b>Enhancement of Creeks and Drainage ways</b></p> <p>Explore enhancement of, and support continuous upgrades to, drainage ways to serve as wildlife habitat corridors for wildlife movement and to serve as flood control facilities to accommodate storm drainage <b><u>and groundwater recharge</u></b>. Require setbacks, creek enhancement and associates riparian habitat restoration/creation for projects adjacent to creeks to maintain storm flows, reduce erosion and maintenance and improve habitat values, where feasible. Generally, all new structures and paved surfaces should be set back 100 feet from wetlands and creeks.</p> <p><b>Chapter 5, Community Services and Facilities Element:</b></p> <p><b>Amend Implementation programs CSF.O and CSF.P as follows:</b></p> <p><b>3-Year Time Frame</b>  <b>CSF.O Adopt a Storm Water Master Plan</b>  Update plans for the City's storm water system needs.  <b>CSF.P Identify drainage system improvements</b>  Establish a program for drainage system improvements that would include, but not be limited to, the following:</p> <ol style="list-style-type: none"> <li>1. Continue to monitor and pursue improvements to areas with insufficient drainage.</li> <li>2. Improve storm drainage performance by constructing new system improvements.</li> <li>3. Evaluate storm water volumes when replacing undersized or otherwise inadequate lines with larger or parallel lines.</li> <li>4. Establish development guidelines to protect areas that are particularly susceptible to erosion and sediment loss.</li> </ol>

	<p><b>5. Comply with the Storm Water National Pollutant Discharge Elimination System (NPDES) requirements.</b></p> <p><b>CSF.Q Identify opportunities for water recycling Support the extension of recycled water distribution infrastructure, and identify opportunities for the use of recycled water where available.</b></p> <p><b>Community Services and Facilities Element Policy</b> <b>CSF3.5 Infiltration Areas</b> Require new development to identify sites which may be used for vegetated swales or strips, infiltration, media infiltration, water-oil separators, wet ponds, constructed wetlands, extended detention areas and multiple system which may enhance water quality <b>and groundwater recharge.</b></p>
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Criteria for goals, policies and objectives	Conformance of Existing General Plan Policies to Requirements
<p>65302 (g) (2) (B) (i) Avoiding or minimizing the risks of flooding to new development.</p> <p>65302 (g) (2) (B) (ii) Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is locating in flood hazard zones.</p> <p>(4) Cities and counties that have flood plain management ordinances that have been approved by FEMA that substantially comply with this section, or have substantially equivalent provisions to this subdivision in their general plans, may use that information in the safety element to comply with this subdivision, and shall summarize and incorporate by reference into the safety element the other general plan provisions or the flood plain ordinance, specifically how each requirement of this subdivision has been met.</p>	<p><b>Health and Safety Element HS1.1 Location of Future Development</b>  Permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be adequately mitigated, including development which would be subject to severe flood damage or geological hazard due to its location and/or design. Development also should be prohibited where emergency services, including fire protection, cannot be provided.</p> <p><u>Implementation:</u>  Update geologic, flooding and other hazard maps</p> <ol style="list-style-type: none"> <li><b>1. Use established geologic hazard and flood hazard overlay zoning during the review of new development and to inform the public of potential hazards.</b></li> <li><b>2. Update Flood Hazard Overlay zoning and mapping on the Geographic Information System for the City of Hollister as new information about flood hazards becomes available.</b></li> </ol> <p><b>Health and Safety Element HS 1.2</b>  Require appropriate studies to assess identified hazards and assure that impacts are adequately mitigated.</p> <p><b>HS 1.9 Flood Hazards</b>  Review all development proposals to verify that either no portion of the proposed development lies within the 100-year floodplain or that the applicant has taken adequate measures to eliminate the risk of flood damage in a 100-year storm consistent with the City of Hollister Flood Damage Prevent Ordinance as amended from time to time.</p> <ol style="list-style-type: none"> <li><b>3. New residential development on properties located within the FEMA 100 year flood plain shall be designed to avoid FEMA 100-year flood zones. That sentence doesn't make</b></li> </ol>

	<p>sense. New residential lots shall have an area of at least 6,000 square feet entirely outside of flood hazard area. A non-developable easement shall be recorded on the portion of any lot in the FEMA 100-year flood plain.</p> <p>4. Prior to rezoning and annexation of lands with a residential designation north of Santa Ana Road that are located in the 100 year FEMA flood zone or the Department of Water Resources Awareness Flood Maps, a comprehensive plan for flood control improvements to avoid damage to persons and property with an approved mechanism for funding the improvements shall be required.</p> <p>Amend Map 6 of the Land Use and Community Design Element which presents a conceptual Phasing program for expansion of the Sphere of Influence of Hollister. Some lands presently included in Phase 1 near Santa Ana Road are also located within the 100 year flood plain. The amendment places the flood plain lands near Santa Ana Road in Phase 3 and would change the Phasing for an equivalent amount of housing to Phase 4.</p>
<p>65302 (g) (2) (B) (iii)  Maintaining the structural and operational integrity of essential public facilities during flooding.</p>	<p><b>Health and Safety Element</b></p> <p><b>Add Policy and Implementation Measure:</b></p> <p><b>HS3.8 Hazard Mitigation:</b> Annually review capital improvements, ordinances and standards for revisions that may be warranted to implement an adopted hazard mitigation plan or similar planning document.</p> <p><b>HS.V Hazard Mitigation Plan</b>  Cooperate with local agencies to complete and implement ongoing efforts to prepare a Hazard Mitigation Plan</p>

Criteria for goals, policies and objectives	Conformance of Existing General Plan Policies to Requirements
<p>65302 (g) (2) (B) (iv)  Locating, when feasible, <b>new</b> essential public facilities outside of flood hazard zones, including hospitals, and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identifying construction methods or other methods to minimize damage if these facilities are located in flood hazard zones.</p>	<p><b>Health and Safety Element</b></p> <p><b>HS1.10 Floodplain Uses</b>  Identify those areas with natural hazard that are unsuitable for development but which may be suitable for recreational uses, and encourage developers to dedicate such lands to the City for use as parks or for preservation as open space consistent with the City of Hollister Parks and Recreation Maps Plan or other infrastructure plan development for a given area. Such areas of dedication or proposed to developed as recreation amenities to the community should be economically feasible to build and maintain.</p> <p><u>Implementation:</u></p> <ol style="list-style-type: none"> <li>1. Apply flood control requirements in new development.</li> <li>2. <b>Amend the zoning ordinance to prohibit the establish of new hospitals, health care facilities, emergency shelters, fire stations, emergency command centers and communication facilities in flood hazard zones.</b></li> <li>3. <b>Identify necessary improvements in the area of existing essential public facilities located in a flood hazard zone or flood awareness area to minimize the damage to these facilities.</b></li> </ol>
<p>65302 (g) (2) (B) (v)  Established cooperative working relationships among public agencies with responsibility for flood protection.</p>	<p><b>Health and Safety Element HS1.3 Coordination with San Benito County and other Agencies on Safety Matters</b>  Cooperate with the County of San Benito and with other government agencies in all matters related to safety, hazardous wastewater management and emergency planning.</p> <p><b>Add Implementation Measure:</b></p> <p><b>HS.V Hazard Mitigation Plan</b></p> <p><b>Cooperate with local agencies to complete ongoing efforts to prepare a Hazard Mitigation Plan</b></p>



Criteria for goals, policies and objectives	
<p>65302 (g) (1)</p> <p>A safety element ... shall include mapping of known seismic and other geologic hazards.</p>	<p><b>Add two maps:</b></p> <ol style="list-style-type: none"><li><b>1. Landslide Hazard Maps (Attachments B-1 and B2)</b></li><li><b>2. Liquefaction Hazard Maps (Attachment B-3</b></li></ol>

**PLANNING COMMISSION RESOLUTION NO. PC 2009-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF HOLLISTER RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF  
HOLLISTER THAT IT FORWARD DRAFT AMENDMENTS TO THE CITY OF HOLLISTER  
GENERAL PLAN TO THE APPROPRIATE STATE AGENCIES FOR REVIEW AS REQUIRED  
BY SECTION 65302 OF THE CALIFORNIA GOVERNMENT CODE**

**WHEREAS**, under the provisions of Article 10.6 Housing Element of the Government Code, the City of Hollister is required to periodically update the General Plan Housing Element and forward a draft revision of the California Department of Housing and Community Development for review and comment prior to adoption; and

**WHEREAS**, the Planning Commission finds that the draft 2009-2014 Housing Element revision has been prepared in compliance with the requirements of Article 10.6 Housing Elements of the Government Code and should be forwarded to the California Department of Housing and Community Development for review and comment; and

**WHEREAS**, under the provisions of section 65302 of the Government Code, the City of Hollister is required to concurrently amend the Land Use, Conservation and Safety Elements of its general plan and forward the draft revisions to the California Geological Survey of the Department of Conservation and the Office of Emergency Services for review and comment prior to adoption; and

**WHEREAS**, the Planning Commission finds that the draft amendments to the Land Use and Community Design Elements, Natural Resources and Conservation Element and Health and Safety Element included in Exhibits 1 and 2 comply with the requirements of section 65302 of the California Government Code and should be forwarded to the California Department of Housing and Community Development for review and comment.

**NOW, THEREFORE IT IS RESOLVED**, that Planning Commission recommends that the City Council forward the draft amendments in General Plan Amendment 2009-2 to the appropriate state agencies for review and to direct staff to conduct environmental review on the draft amendment.

**PASSED AND ADOPTED**, at a regular meeting of the Planning Commission of the City of Hollister on the 1st day of April 2009, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Chairman of the Planning Commission  
Of the City of Hollister

**ATTEST:**

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William B. Avera, Secretary

## EXHIBIT 1

### INFILL AND PHASING STRATEGIES

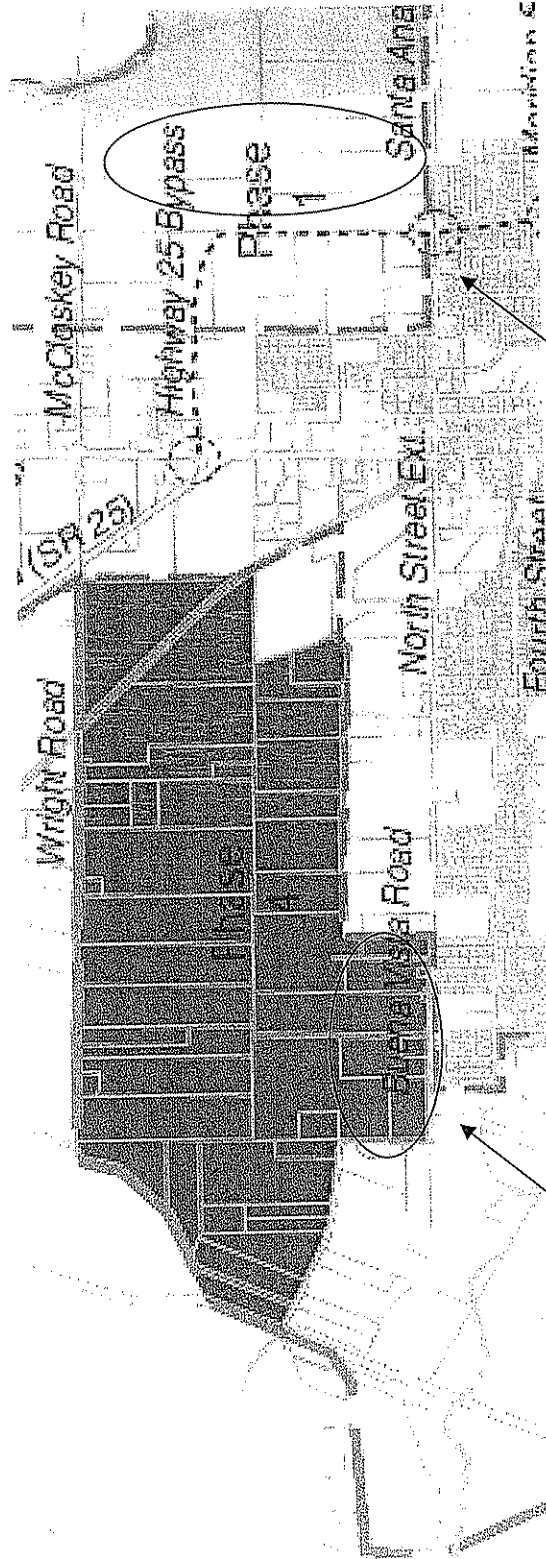
As Hollister continues to grow, development pressure on the edges of the City will increase. Without a strategy to counterbalance this pressure, development will creep further from the core of Hollister. If this happens, new buildings will begin to cover the scenic hillsides that surround Hollister and the City will have a more difficult time extending municipal services to all its residents. To promote concurrent development, Hollister should actively encourage infill development for the next five years.

As a first step, the City should attempt to annex any county "islands" that are within the city limits, making these sites "ripe" for development. Once this has occurred, sites that are within the SOI should be encouraged to develop before development extends to the surrounding areas. As another component of the Infill Strategy, Hollister shall allocate a portion of the legally permissible units under the City's existing growth management restrictions to be developed exclusively in the Downtown area (bounded by Santa Ana Road and North Street Extension to the north, Nash Road and Sunnyslope Road to the south, Monterey Street to the west, and Highway 25 Bypass to the east) illustrated on Map 5: Infill Development Strategy. By allocating housing units to this area, Hollister is able to meet its regional housing needs while still conforming to and maintaining the spirit of the voter-approved growth management ordinance. Directing residential activity Downtown creates market-rate housing stock without contributing to sprawl or consuming the greenfields that surround the City. The additional residences also establish an expanded market for retail, entertainment and other commercial services in Downtown Hollister.

Map 6: Phasing Strategy highlights areas outside of the City's SOI that should not be developed until the SOI is sufficiently built out **or until a comprehensive program to reduce the potential flood hazards to residentially designated lands is adopted with a funding mechanism for construction of any necessary improvements.** Once this occurs, each development phase will be prioritized in sequence; applications for projects in the Phase 1 district will be promoted in favor of projects in Phases 2, 3 **or 4.** The preparation of a Specific Plan that offers Hollister a high-quality product or a unique opportunity is an alternative way for a development project to gain priority.

Even with these identified priority areas and the phasing strategy, the City cannot force development to occur in these places. In order to implement the phasing plan, Hollister should offer incentives that make the infill development and phased growth areas the easiest, fastest, and most desirable places for developers to build new residential units. To accomplish this, Hollister

# Map 6 Phasing Strategy Amendment



Change to Phase 1  
(General Area)

Change to Phase 3  
(General Area)

## **Amendment to Chapter Five: Community Services and Facilities Element**

### **Hollister Today**

#### **Hydrology**

There are two significant surface water features within the Planning Area - the San Benito River and Santa Ana Creek. The San Benito River flows from southeast to northwest in the southern portion of the Planning Area. Much of the Planning Area drains northerly to Santa Ana Creek, which flows into San Felipe Lake, located approximately seven miles north of the Hollister Municipal Airport. Annual rainfall, most of which takes place during the fall and winter, generally limit the amount of surface water in local stream systems.

The Planning Area overlies three hydrologic sub-basins: the San Juan sub-basin, the Gilroy-Bolsa sub-basin and the Hollister sub-basin. These sub-basins are separated by faults that serve as barriers to water flow. Groundwater recharge occurs mostly through infiltration from streams (mainly the San Benito River and Tres Pinos Creek south of Hollister).

#### **Non-point Source Pollution**

Non-point source (NPS) pollution, unlike pollution from industrial and sewage treatment plants, comes from many diffuse sources. NPS pollution is caused by rainfall moving over and through the ground. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into bodies of water.

#### **Best Management Practices (BMP's)**

Best Management Practices are guidelines used to ensure that project design, construction, and maintenance are conducted so as to control urban runoff and to minimize the impact on the surrounding environment.

#### **Drainage**

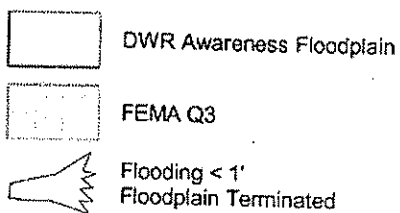
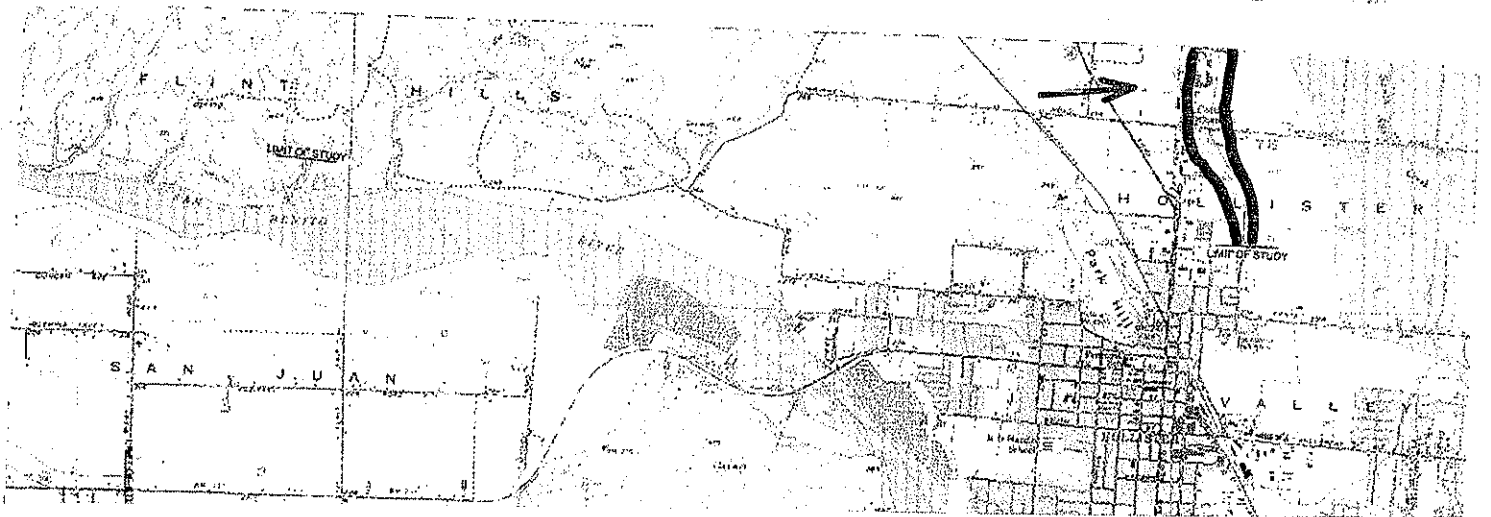
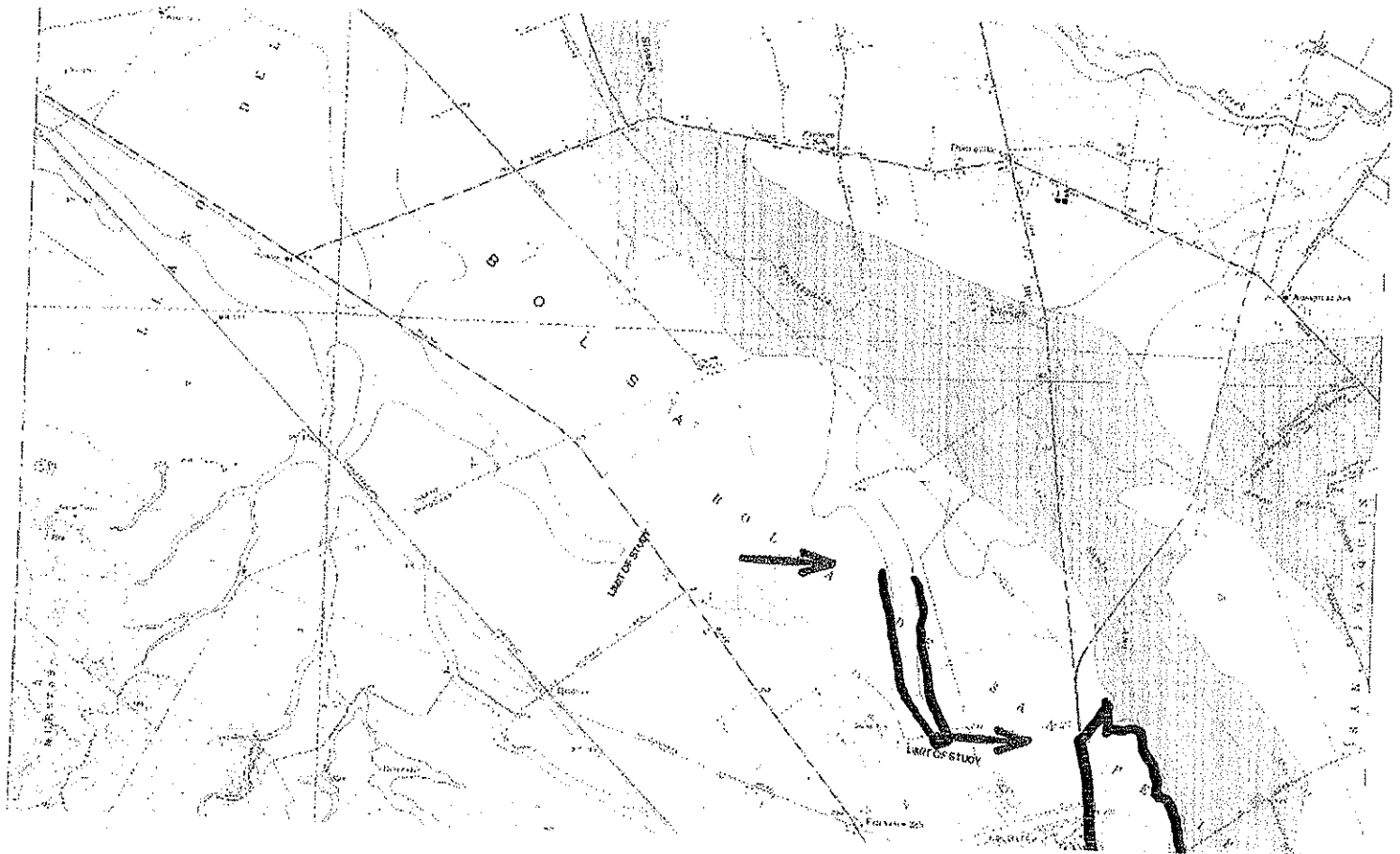
The principal drainage basins in the Hollister Planning Area are the San Benito River and the Santa Ana Creek basins. All runoff from the Planning Area flows to one of these basins. The San Benito River flows through the southern and western portion of the Planning Area, while Santa Ana Creek and its tributary flow through the eastern and northern portions of the Planning Area. Hollister and its environs have historically been subject to flooding and a number of improvements have been installed to drain the area.

In response to growth that was occurring in and around the Planning Area, the City of Hollister commissioned a series of planning and engineering studies to address drainage needs. The Storm Drainage Element of the Public Works Master Plan (1985) was completed and the need

for a series of storm drainage improvements was identified. Since implementation of the Plan began, a number of drainage improvements and detention ponds have been installed or are in the process of construction. Those that have been completed include the San Juan Road/South Street/Hillcrest Road trunk line, the Rustic Street system including the detention pond, and a downstream portion of the Bundeson storm line south of Nash Road in the Cienega Road area. Currently, the Enterprise Road storm line, which serves a portion of the southeast sector of the Planning Area, is under construction. An engineering study **for a citywide storm water master plan is planned for FY 2009-2010** ~~of the Santa Ana Creek and its tributary~~ is underway to determine the extent of storm drainage improvements required in this basin. **In 2008**~~1991~~, a flood insurance study commissioned by the Federal Emergency Management Agency (FEMA) was completed, which addresses floodplain patterns and floodplain management **and the revised maps will become effective soon. The State Department of Water Resources has identified potential flood hazard areas that are not included in the FEMA 100 year flood zone. Both flood hazard areas are shown on Map 14.**

**The San Justo Reservoir is located southwest of the Hollister General Plan Planning Area. Based on the Bureau of Reclamation Flood Inundation Study for the San Justo Dam and Dike, the planning area is outside of the probable inundation area.**

DEPARTMENT OF WATER RESORUCES FLOOD AWARENESS AREAS  
TO BE ADDED TO MAP 14 HOLLISTER FLOOD ZONES



Floodplain Vector Data Overlaid on  
1:24,000 USGS Quadrangle San Felipe  
State Plane Zone 4 1983

Date 11/4/02



**Amendment to Chapter 5, Community Services and Facilities Element Policy and Implementation Program Amendments:**

**Community Services and Facilities Element Policy CSF3.5 Infiltration Areas**

Require new development to identify sites which may be used for vegetated swales or strips, infiltration, media infiltration, water-oil separators, wet ponds, constructed wetlands, extended detention areas and multiple system which may enhance water quality **and groundwater recharge**.

**Amendment to Chapter 7, Natural Resources and Conversation Element Policy and Implementation Programs**

**NRC Element Policy 1.6**

**Enhancement of Creeks and Drainage ways**

Explore enhancement of, and support continuous upgrades to, drainage ways to serve as wildlife habitat corridors for wildlife movement and to serve as flood control facilities to accommodate storm drainage **and groundwater recharge**. Require setbacks, creek enhancement and associates riparian habitat restoration/creation for projects adjacent to creeks to maintain storm flows, reduce erosion and maintenance and improve habitat values, where feasible. Generally, all new structures and paved surfaces should be set back 100 feet from wetlands and creeks.

**Amendment to Health and Safety Element:**

**Health and Safety Element**

This section of the General Plan covers two of the seven State-mandated General Plan elements: Safety and Noise. The purpose of the Safety section is to identify and appraise hazards in the community in order to assure community safety. Information on Safety issues has been coordinated with the other elements of the City's General Plan, particularly Land Use, Open Space and Conservation. The extent of a hazard depends on local conditions, since most hazards are confined to a particular area or site. Various health and safety hazards should be considered in planning the location, design, intensity, density and type of land uses in a given area. Long-term costs to the City, such as maintenance, liability exposure and emergency services, are potentially greater where high hazards exist.

Noise issues are most closely associated with the Land Use and Circulation portions of the Hollister General Plan. Specific concerns addressed are: (1) establishment of noise compatible land uses; (2) regulation of new development to limit noise impacts on noise-sensitive uses; (3)



minimization of traffic noise; (4) enforcement of noise standards to protect the existing quality of life; and (5) insulation of residences exposed to excessive levels of noise.

Below is a review of State law requirements for the two mandated elements covered in this chapter of the General Plan.

### **Hollister today**

Safety issues have been required to be addressed as part of local general plans since 1971. The San Fernando earthquake of February 1971, which claimed 64 lives and resulted in over \$500 million in property damage, and the devastating wildland fires in September and October of 1970, were largely responsible for prompting the Legislature to pass this requirement. The following citation is from Government Code Section 65302(f),

"A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards."

Geologic and safety hazards are related to landforms and sub-surface features, and thus often cross jurisdictional boundary lines. To eliminate duplicative efforts, State law allows cities to adopt the relevant portions of their county's safety elements, as long as the element is sufficiently detailed and complies with all other General Plan requirements (Government Code, Section 65350).

The County's Seismic and Safety Element is a comprehensive document, addressing seismic, geologic, structural and other hazards countywide. The element addresses specific issues in Hollister but contains no policies specific to Hollister land use and development. However, information related to seismic and geologic hazards included in the County element is incorporated by reference.

**The following information supplements the County element. There is potential for earthquake, landslide and liquefaction hazards in some portions of the City of Hollister and the General Plan Planning Area. Figures 1 and 2 illustrates that there is one localized area in the City of Hollister near Park Hill that has the potential for Landslide Hazard. This property area is also within the Alquist Priolo Earthquake Fault Hazard zone. Figure 3 illustrates the potential for liquefaction hazards in the planning area. The City of Hollister has adopted a fault hazard overlay zone that establishes procedures for geologic fault hazard assessments if required by the Alquist-Priolo Earthquake Fault Zone Act.**

**The City of Hollister is not located within a State Responsibility Area for Fire Protection or an Extremely High Fire Hazard Area**

**Amendment to Health and Safety Element Policies and Implementation Programs:**

**Health and Safety Element HS1.1 Location of Future Development**

Permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be adequately mitigated, including development which would be subject to severe flood damage or geological hazard due to its location and/or design. Development also should be prohibited where emergency services, including fire protection, cannot be provided.

Implementation:

Update geologic, flooding and other hazard maps

- 1. Use established geologic hazard and flood hazard overlay zoning during the review of new development and to inform the public of potential hazards.**
- 2. Update Flood Hazard Overlay zoning and mapping on the Geographic Information System for the City of Hollister as new information about flood hazards becomes available.**

**HS1.10 Floodplain Uses**

Identify those areas with natural hazard that are unsuitable for development but which may be suitable for recreational uses, and encourage developers to dedicate such lands to the City for use as parks or for preservation as open space consistent with the City of Hollister Parks and Recreation Maps Plan or other infrastructure plan development for a given area. Such areas of dedication or proposed to developed as recreation amenities to the community should be economically feasible to build and maintain.

Implementation:

- 1. Apply flood control requirements in new development.**
- 2. Amend the zoning ordinance to prohibit the establish of new hospitals, health care facilities, emergency shelters, fire stations, emergency command centers and communication facilities in flood hazard zones.**
- 3. Identify necessary improvements in the area of existing essential public facilities located in a flood hazard zone or flood awareness area to minimize the damage to these facilities.**

### **HS 1.9 Flood Hazards**

Review all development proposals to verify that either no portion of the proposed development lies within the 100-year floodplain or that the applicant has taken adequate measures to eliminate the risk of flood damage in a 100-year storm consistent with the City of Hollister Flood Damage Prevent Ordinance as amended from time to time.

- 3. New residential development on properties located within the FEMA 100 year flood plain shall be designed to avoid FEMA 100-year flood zones. That sentence doesn't make sense. New residential lots shall have an area of at least 6,000 square feet entirely outside of flood hazard area. A non-developable easement shall be recorded on the portion of any lot in the FEMA 100-year flood plain.**
- 4. Prior to rezoning and annexation of lands with a residential designation north of Santa Ana Road that are located in the 100 year FEMA flood zone or the Department of Water Resources Awareness Flood Maps, a comprehensive plan for flood control improvements to avoid damage to persons and property with an approved mechanism for funding the improvements shall be required.**

### **HS.V Hazard Mitigation Plan**

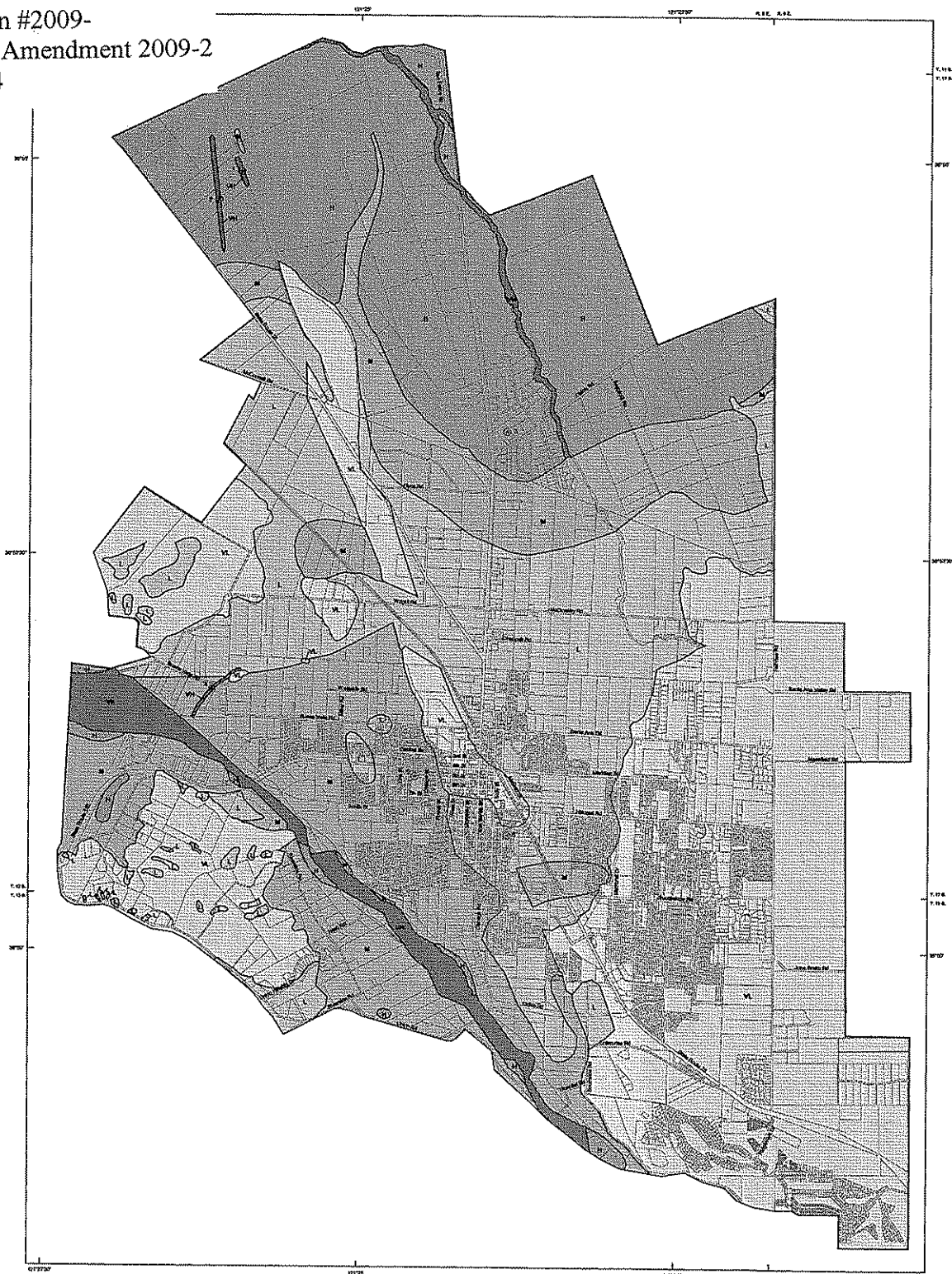
**Cooperate with local agencies to complete and implement ongoing efforts to prepare a Hazard Mitigation Plan**

**HS3.8 Hazard Mitigation: Annually review capital improvements, ordinances and standards for revisions that may be warranted to implement an adopted hazard mitigation plan or similar planning document.**

### **Implementation Programs**

#### **HS.V Hazard Mitigation Plan**

**Cooperate with local agencies to complete and implement ongoing efforts to prepare a Hazard Mitigation Plan**



San Benito County of Hollister Engineering Department  
April 2009, 1:5000  
The original parcel map is an unapproved Aerial Color Drawing.  
The parcel map was modified with the topographic data of  
the project, then overlaid and related to conform with the  
shape and position of the map. The map is based  
on the center and best accurate map of the area.

SCALE 1:5000  
1" = 5000'  
0 1000 2000 3000  
Feet  
0 1000 2000 3000  
Meters



To understand the assumptions and limitations of this map, refer to the  
accompanying map and text. This map is for planning purposes  
only and is not intended as a substitute for site-specific studies. Liquefaction  
potential is shown as a general indication of relative susceptibility  
and is not intended to be used as a basis for design or construction of a site.

INDEX TO USGS 7.5 MINUTE QUADRANGLES



#### EXPLANATION OF MAP UNITS

- Very High**—Sediments characterized by high susceptibility for liquefaction on the basis of engineering tests and shallow water table (less than 10 feet) and for those which show historical evidence of liquefaction. Includes areas of San Francisco Bay/Deposits in areas of seismic or non-seismic origin. Sediments are likely to be highly susceptible to liquefaction.
- High**—Sediments for which sufficient geotechnical data and the presence of shallow water table (less than 10 feet) indicate high susceptibility for liquefaction, but for which there is less historical evidence of liquefaction. Includes areas of Holocene fluvial deposits and flood plain deposits. Sediments are likely to be highly susceptible to liquefaction.
- Moderate**—Sediments for which sufficient geotechnical data are available, but for which historical evidence of liquefaction is absent, as well as sediments with high susceptibility where the water table is 10-20 feet below the surface. Includes areas of Holocene fluvial deposits and flood plain deposits. Sediments are likely to be moderately susceptible to liquefaction.
- Low**—Sediments for which data are available to suggest, even in a nearby major earthquake, includes areas underlain by Holocene deposits where the water table is 20-40 feet below the surface and areas underlain by late Pleistocene deposits.
- Very Low**—Sediments in this area are highly unlikely to liquefy, even in a nearby major earthquake. Includes alluvial areas and pre-late Pleistocene deposits.

#### EXPLANATION OF MAP SYMBOLS

- Liquefaction susceptibility map boundary
- Partial boundary
- Approximate boundary of study area
- Liquefaction sites
  1. Ground cracking during 1897 Lower Pecos earthquake with approximately 0.5 m of settlement, water and sand ejected (McCam, 1995, for Tomsak, and Thomas, 1991)
  2. Ground cracking during 1897 Lower Pecos earthquake (for Tomsak, and Thomas, 1991)
  3. Increased flow from process with (Pine Lakes, 1960)
  4. Ground cracking during 1905 San Francisco earthquake, under 17' liquefaction of flood plains (Rogers, 1997)
  5. Approximate location of water table below during 1905 San Francisco earthquake (Pine Lakes, 1960), Possible Liquefaction
  6. Sand-filled areas to temporary roads, liquefaction event dated at 1950-1955 (for Applied Soil Mechanics, 1991)

### RELATIVE LIQUEFACTION SUSCEPTIBILITY MAP LIQUEFACTION SUSCEPTIBILITY OF THE HOLLISTER AREA, SAN BENITO COUNTY, CALIFORNIA

By  
Lewis I. Rosenberg  
1998

Research supported by the U.S. Geological Survey (USGS), Department of the Interior,  
under AGS contract number 1415-01-001-0001 to the U.S. Geological Survey. The views  
and conclusions expressed in this document are those of the authors and should not be  
interpreted as necessarily representing the official position, policy, or endorsement  
of the U.S. Government.



#### EXPLANATION OF MAP SYMBOLS

- ✓ Hypothesis unequivocally seen boundary
- ✓ Partial boundary
- ✓ Approximate boundary of study area
- ④ **Approximation error**
  - 1. Ground control during 1989 Loma Prieta earthquake with approximately 0.5 m of eastward, water and mud ejected (DiCenzo, 1992; Fox-Tomlinson, and co-workers, 1991)
  - 2. Ground shaking during 1981 Loma Prieta earthquake (Los Tomalines, and co-workers, 1997)
  - 3. Increased flow from erosion well (Prest-Lundt, 1998)
  - 4. Ground offset between the two Pleistocene outcrops, and/or glacialization or other (Fagan, 1995)
  - 5. Approximation because of error made between during 1985 San Francisco earthquake (Fox-Lundt, 1995; Franklin-Sherburne, 1995)
  - 6. Error in the boundary line itself, subject to further error due to a 2000-ft (2000 ft) (Fagan, 1995)

By  
Lewis I. Rosenberg  
1998

Research supported by the U.S. Geological Survey (USGS), Department of the Interior, under USGS award number 55344-G-02 (M-0795) to James L. Fleckenstein. The views and conclusions contained in this document are those of the authors and should not be interpreted as necessarily representing the official policies, either expressed or implied, of the U.S. Government.

## LANDSLIDE DEPOSITS

A landslide is a mass of rock, soil, and/or debris that has been displaced downslope by sliding, flowing, or falling. Landslides include cohesive block slides and disrupted slumps that have formed by translation or rotation of the slope materials along one or more planar or curvilinear slip surfaces. Most of the landslides whose boundaries are delineated on the map are greater than 10 feet thick. Also shown are selected surficial features that typically involve only soil, colluvium, or other superficial debris that covers bedrock. The rate of movement of slope failures ranges from almost imperceptibly slow (as in earthflows) to extremely, even dangerously, rapid (as in debris flows).

NOTE: Landslides shown on this map have been subdivided on the basis of the clarity of their morphology, as determined by direct observation in the field or by analysis of aerial photographs or by a combination of both methods. Therefore, landslides are classified according to the certainty of the evidence for their existence. The various designations are not intended to imply, nor should they be interpreted to imply, the relative stability of the slopes involved. Accordingly, this map should not be used as a substitute for site-specific engineering geologic and soils engineering investigations. This map records observations and interpretations that were used, along with other data, in the preparation of the accompanying Relative Landslide Susceptibility Map (Plate A).

## SLOPE-MOVEMENT SYMBOLS

**DEFINITE or PROBABLE LANDSLIDE.** Exhibits several to nearly all of the diagnostic features, including but not limited to headwall scarps, cracks, rounded toes, well-defined benches, closed depressions, springs, and irregular or hummocky topography that are common to landslides and are indicative of mass movement of slope materials. Continuous, single-barbed arrows indicate general direction of movement. Scarp (headwall of slump or block glide) indicated by hachures where mapped.

**QUESTIONABLE LANDSLIDE.** Exhibits one or a few, generally very subdued, features commonly associated with landslides. Typically lacks distinct landslide morphology but may exhibit disrupted terrain or other abnormal features that strongly to vaguely imply the occurrence of mass movement. Question mark signifies the uncertainty in the existence of the landslide due to the scarcity or ambiguity of evidence.

**SMALL LANDSLIDE.** Filled arrowhead indicates a landslide too small to delineate at the scale of the map. Center of arrowhead corresponds to the location of the landslide. Arrowhead points in the direction of movement.

**EARTHFLOW.** Relatively shallow deposit of soil or other colluvial material that has oozed downslope, commonly at a rate too slow to observe except over long duration. Source area shown by hachures where mapped. Area immediately upslope of failure typically unravels due to successive small slumps that occur in the oversteepened banks left by movement of the main body away from the source area. Wiggly arrow shows general direction of movement.

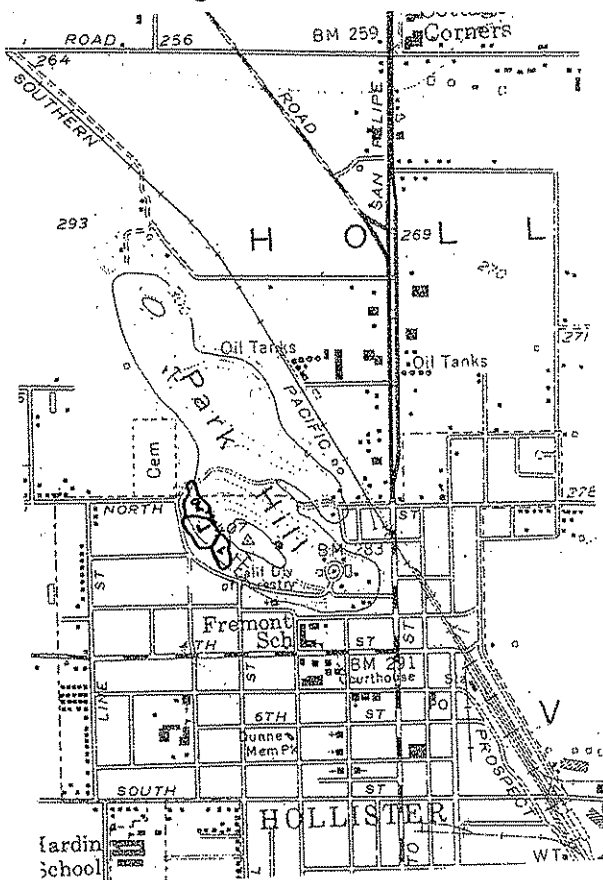
SMALL EARTHFLOW. Arrow with solid arrowhead shows earthflow too small to delineate at the scale of the map. Center of shaft corresponds to center of failure.

**DEBRIS FLOW.** (Also called mudflow, soil slip, or debris avalanche). Commonly a short-lived phenomenon resulting from the rapid failure of surficial slope materials. Typically leaves a train of debris in a scoured channel following runoff of the flow. Curved, open-headed arrow delineates channel.

DEBRIS FLOW SCAR. (Not a deposit). Unfilled arrowhead depicts scar of debris flow too small to delineate at the scale of the map. Center of arrowhead corresponds to the location of the failure.

UNMAPPED AREA. Area not mapped because of significant modification by grading and/or development or mining activity.

Boundary of the Hollister Hills State Off Road Vehicular Recreation Area.



## LANDSLIDES AND RELATED FEATURES MAP

# LANDSLIDE HAZARDS IN THE HOLLISTER AREA, SAN BENITO COUNTY, CALIFORNIA

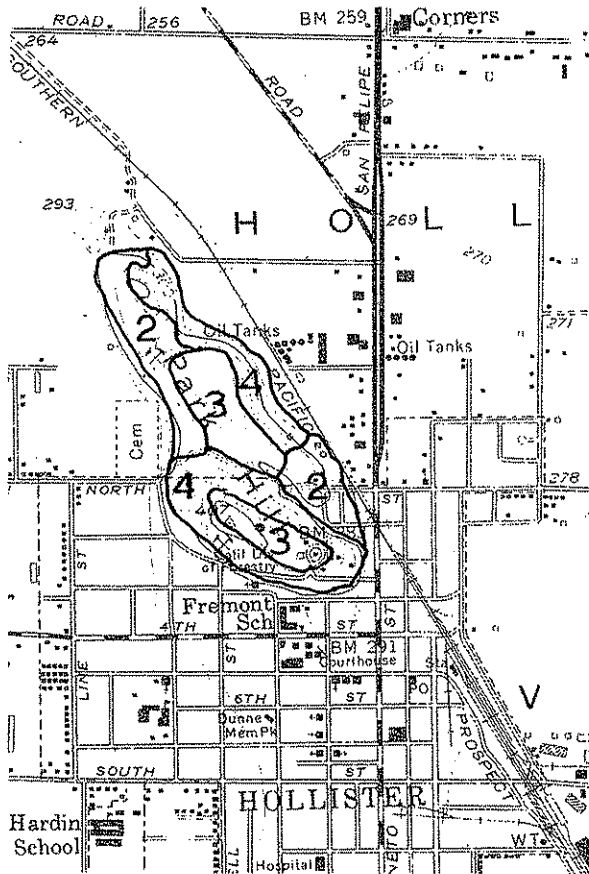
## Landslide Hazard Identification Map No. 30

by  
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## RELATIVE LANDSLIDE SUSCEPTIBILITY AREAS.

1	2	3	4
Least	Marginally	Generally	Most Susceptible

————— Increasing Landslide Susceptibility —————>



- AREA 1 - LEAST SUSCEPTIBLE AREA.** Landslides and other features related to slope instability are very rare to non-existent within this area. Included within this area are topographically low-lying valley bottoms and alluviated floodplains. Part of the area may be underlain by material that lacks the strength to support steep slopes (such as unconsolidated alluvium) but occupies a relatively stable position due to the flatness of the slope (lacks potential energy). Land within area 1 will probably remain relatively stable unless the topography is radically modified.
- AREA 2 - MARGINALLY SUSCEPTIBLE AREA.** This area includes gentle to moderate slopes underlain by relatively competent material or colluvium that is considered unlikely to remobilize under natural conditions. Also includes ridgetops and spur crests that are underlain by relatively competent material but flanked by steep, potentially unstable slopes. The stability of slopes within Area 2 may change radically in response to modification of the adjacent terrain.
- AREA 3 - GENERALLY SUSCEPTIBLE AREA.** Slopes within this area are at or near their stability limits due to a combination of weaker materials and steeper slopes. Although most slopes within area 3 do not currently contain landslide deposits, the materials that underlie them can be expected to fail, locally, when modified because they are close to their stability limits.
- AREA 4 - MOST SUSCEPTIBLE AREA.** This area is characterized by steep slopes and includes most landslides in upslope areas, whether apparently active at present or not, and slopes upon which there is substantial evidence of downslope creep of surface materials. Slopes within area 4 should be considered naturally unstable, subject to failure even in the absence of the activities of man.



**UNMAPPED AREA.** Area not mapped because of significant modification by grading and/or development or mining activity.

Boundary of the Hollister Hills State Off Road Vehicular Recreation Area

## IMPORTANT: PLEASE NOTE

- Note 1.** The boundaries of the areas were determined by combining observations shown on the accompanying maps Plate B2 and Plate C2 (objective data), with judgements and interpretations (subjective data) drawn from the experience of the author with the field area at the time the map was made.
- Note 2.** It is possible that modifications to the landscape by the activities of man may significantly alter the relative stability of slopes in specific areas. Thus, the relative landslide susceptibility of these areas may change in the future.
- Note 3.** This map is based on judgements that are interpretative and apply generally to large areas. Therefore, within each area conditions may range, locally, through all levels of susceptibility. Hence, small, unmapped landslides may exist, locally, within area 1 and there may be, locally, relatively stable sites within area 4.
- Note 4.** The delineation of the various areas of susceptibility is limited by the scale of the map.

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**NRC Element Policy 1.6**  
**Enhancement of Creeks and Drainage ways**

Explore enhancement of, and support continuous upgrades to, drainage ways to serve as wildlife habitat corridors for wildlife movement and to serve as flood control facilities to accommodate storm drainage **and groundwater recharge**. Require setbacks, creek enhancement and associates riparian habitat restoration/creation for projects adjacent to creeks to maintain storm flows, reduce erosion and maintenance and improve habitat values, where feasible. Generally, all new structures and paved surfaces should be set back 100 feet from wetlands and creeks.